



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

https://us02web.zoom.us/webinar/register/WN_Ff1Y6jzPTnWIY2F4bXDZJQ

Dial by your location

1 647 558 0588

1 778 907 2071

1 438 809 7799

1 587 328 1099

1 613 209 3054

1 647 374 4685

Webinar ID: 858 3854 6024

Passcode: 924312

International numbers available: <https://us02web.zoom.us/j/kckTXk1pN>

A G E N D A ADDENDUM #4

DATE: November 12, 2025

MEETING: 7:00 PM

Agenda Addendum

7.1.1. Delegation by David Pady regarding 9.2.1 PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

7.1.2. Delegation by Justin Wilson regarding PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

7.1.3. Delegation by Kristina Thompson regarding PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

9.1.2. Amended Report B62-25 – Syed, Ali & Misbah, Anwar – 7061 Concession 1 -
Part Lot 22, Concession 1, Township of Puslinch

≠ Denotes resolution prepared

1. Call the Meeting to Order

2. Roll Call

3. Moment of Reflection



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

4. Confirmation of the Agenda ≠

5. Disclosure of Conflict of Interest

6. Consent Agenda ≠

6.1 October 14, 2025 Planning and Development Committee Meeting Minutes

7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. Delegation by David Pady regarding 9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

Recommendation:

That the delegation by David Pady regarding item 9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch be received for information.

7.1.2. Delegation by Justin Wilson regarding PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

Recommendation:

That the delegation by Justin Wilson regarding item 9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch be received for information.

7.1.3. Delegation by Kristina Thompson regarding PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

Recommendation:

That the delegation by Kristina Thompson regarding item 9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch be received for information.

7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1. None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

9. Reports

9.1. Land Division (Consents)

9.1.1. B72-25 -Chartrand, Michael & Victoria – 90 Gilmour Rd, Part Lot 23, Concession 8, Township of Puslinch

Proposed severance is 0.46 hectares with 43 m frontage, existing and proposed rural residential use with existing shed. Revised submission of lapsed application B52-23.

Retained parcel is 1.1 hectares with 92 m frontage, existing and proposed rural use with existing dwelling and garage.

RECOMMENDATION:

That Report D10-2025-015 entitled Consent Application D10/CHA be received; and Whereas the Township has reviewed the proposal to create a new rural residential lot along Gilmour Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee (Land Division Committee); and

Whereas the request for consent to convey includes a proposed severed land of 0.46 ha, 43 m of frontage with depth of 122 m with an existing shed; and the retained vacant parcel being 1.1ha, 92 m of frontage on Gilmour Road, with an existing single-family dwelling and a garage; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.***



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.

- 3. That any fees incurred by the Township of Puslinch for the review of this application and clearance of conditions will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.***
- 5. That the owner enter into an accessory structure agreement with the Township of Puslinch for the shed to remain on the proposed severed parcel prior to construction of a dwelling; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 6. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the current and any future Aggregate operations located adjacent to the property, advising any potential purchaser of daytime and after hours operations, including potential noise of the aggregate property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***

**9.1.2. Amended Report B62-25 – Syed, Ali & Misbah, Anwar – 7061
Concession 1 - Part Lot 22, Concession 1, Township of Puslinch**

Proposed severance is 34.2 m fr x 116.2 m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 5 hectares with 148.18m frontage, existing and proposed rural residential and agricultural use with existing dwelling, accessory structures and storage structure for agricultural.

RECOMMENDATION:

That Report D10-2025-016 entitled Consent Application D10/SYE be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Concession 1 Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Whereas the request for consent to convey includes a proposed severed land of 0.4 ha, 34.2 m of frontage with depth of 116.2 m for the purpose of a rural residential use; and the retained vacant parcel being 5 ha, 148.1 m of frontage on Concession 1 Road, with an existing single-family dwelling and four (4) accessory structures used for the storage of farm equipment; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition;

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16.1 MDS I – New Non-Farm Uses of the Township's Zoning By-law; and,

2.2 Demonstrate through a site visit completed by the Township Building Department that all livestock has been removed from the property or apply for and receive zoning compliance in accordance with Section 4.16.2 MDS II – New or Expanding Livestock Facilities and Manure Storage Facilities of the Township's Zoning By-law.

3. That any fees incurred by the Township of Puslinch for the review of this application and clearance of conditions will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including location of septic system and well type on the adjacent parcel (7067 Concession 1) and significant grade changes.



9.2. Zoning By-law Amendment Applications

9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch

To amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezoning the lands municipally referred to as 4631 Sideroad 20 North from an Agriculture (A), Future Development 3 (FD3), and Natural Environment (NE) Zone to an Industrial (IND) Zone to permit a large-scale prestige employment development comprised of office, manufacturing, warehousing and associated uses, and add a site-specific use to permit the proposed daycare centre.

RECOMMENDATION:

That Report PDAC-2025-006 entitled Zoning By-law Amendment Application D14/DAN. Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

9.2.2 PDAC-2025-007 – D14-ONT – 6676-6678 Wellington Rd 34, Part of South Half Lot 8, Concession 3, Township of Puslinch

To amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 as amended, to permit a Temporary Use of a liquid soil management operation (the "Proposed Use") on a portion of the Property for a period up to three years.

RECOMMENDATION:

That Report PDAC-2025-007 entitled Zoning By-law Amendment Application D14/ONT(Ertl). Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

9.2.3 PDAC-2025-008 – D14-DAA – 7456 McLean Rd W & 197 Brock Rd S, Rear Part Lot 25, Concession 7, Township of Puslinch

To amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 as amended, to rezone the lands from a Special Provision Industrial (IND(sp54)) ZONE and Holding Industrial (IND(h5)) ZONE to a site-specific Highway Commercial (HC(spXXX)) ZONE.

RECOMMENDATION:



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

***That Report PDAC-2025-008 entitled Zoning By-law Amendment Application D14/DAA.
Request for the Committee's review and comments be received; and***

That the Committee provide the following comments for Council's consideration:

9.3. Staff Reports

9.3.1. None

10. Correspondence

10.1. None

11. New Business

12. Adjournment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: October 14, 2025
MEETING: Following Committee of Adjustment

The October 14, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 8:54 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Kim McCarthy
Chris Pickard
Kiro Attia
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

Justine Brotherston, Municipal Clerk
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-046:

Moved by Committee Member Kiro Attia and
Seconded by Committee Member Chris Pickard



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

That the Committee approves the October 14, 2025, PDAC Agenda as circulated; and,

That the Committee approves the additions to the agenda as follows:

Consent Item 6.2 Questions received from Committee Members seeking additional information and the corresponding responses provided by staff regarding the October 14, 2025 Planning and Development Advisory Committee agenda.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes September 9, 2025

6.1 Committee Questions and Corresponding responses from staff

Resolution No. 2025-047:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That the Consent Agenda Items listed for the October 14, 2025 Planning and Development Committee Meeting be received for information.

CARRIED

7. DELEGATIONS

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 B51-25 – Puslinch Beach & Marina 43 McClintock Dr, Part Block A Plan 373, Township of Puslinch

Proposed lot line adjustment is 7.48m fr x 86.55m = 641.8 square metres, existing laneway from Butler Ave to be added to abutting residential lot.

Retained parcel is 12.08 hectares with 427.6m frontage, existing and proposed residential and commercial use.

Resolution No. 2025-048:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kiro Attia

That the Committee supports Severance Application B51-25 subject to the following condition(s):

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.**
- 2. That the Owner obtain zoning compliance for the proposed merged parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.**
- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

4. The owner provide a new proposed location for the existing shed away from the septic system to be approved by the Chief Building Official (CBO) and that the shed be moved to the new location to the satisfaction of the Township's CBO; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

CARRIED.

9.1.2. B58-25 – Deter, Rolf – 6675 Laird Rd W – Part Lot 8, Concession 4 – Township of Puslinch

Proposed severance is 33m fr x 141m = 0.47 hectares, existing vacant land for proposed rural residential use (Lapsed application B118-12)

Retained parcel is 42m fr x 141m = 0.60 hectares, existing and proposed rural residential use with existing dwelling and storage shed (shed recently burnt down, to be rebuilt)

Resolution No. 2025-049:

Moved by Committee Member Chirs Pickard
Seconded by Committee Member Kim McCarthy

That the Committee supports Severance Application B58-25 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.
5. That the existing manure storage facility including but not limited to the concrete structure (manure pit) be removed/decommissioned to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3. STAFF REPORTS

9.3.1 Workshop – Planning and Development Advisory Committee 2026-2030 Strategic Plan (Completed in person only)

Resolution No. 2025-049:

Moved by Committee Member Kim McCarthy
Seconded by Committee Member Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 14, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

That the Workshop entitled Planning and Development Advisory Committee 2026-2030 Strategic Plan be received for information.

9.3.2 Report PDAC-2025-005 Proposed 2026 Budget Requests

Resolution No. 2025-049:

Moved by Committee Member Paul Sadhra

Seconded by Committee Member Kim McCarthy

That Report PDAC-2025-005 entitled Proposed 2026 Planning and Development Advisory Committee Budget be received for information; and,

That the Planning and Development Advisory Committee endorse the proposed budget as presented.

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-050:

Moved by Committee Member Kim McCarthy

Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourned at 10:33 p.m.

CARRIED.

Justine Brotherston

From: Township of Puslinch <services@puslinch.ca>
Sent: Monday, November 10, 2025 6:27 PM
To: Justine Brotherston
Subject: New Entry: Delegate Request

Follow Up Flag: Follow up
Flag Status: Flagged

Warning! This message was sent from outside your organization and we were unable to verify the sender.

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

Type of Meeting

Planning and Development Advisory Committee

Meeting Date

November 12, 2025

How many delegates are requesting to make this presentation?

One (1)

Type of Delegation

This is a request to delegate on a topic on the upcoming agenda

Identify which agenda item you are requesting to delegate on?

The Estill rezoning application

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

David Pady

Mailing Address of Delegate

[REDACTED]

Phone Number of Delegate

[REDACTED]

Email Address of Delegate

[REDACTED]

Purpose of delegation (please describe the concern/position taken on issue, if applicable)

The Donkey Sanctuary is concerned about the rezoning because of the effect on local agriculture, roads that can't handle the trucks and cars involved, a septic system for such a large number of people, lack of infrastructure and the fact that Puslinch by Design did not accept it as potential site for this type of development.

A formal presentation is being submitted to accompany the delegation

No

The delegation will require the use of audio-visual equipment (power point presentation)

No

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

Sent from [Township of Puslinch](#)

Justine Brotherston

From: Township of Puslinch <services@puslinch.ca>
Sent: Monday, November 10, 2025 10:07 PM
To: Justine Brotherston
Subject: New Entry: Delegate Request

Warning! This message was sent from outside your organization and we were unable to verify the sender.

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

Type of Meeting

Planning and Development Advisory Committee

Meeting Date

November 12, 2025

How many delegates are requesting to make this presentation?

One (1)

Type of Delegation

This is a request to delegate on a topic on the upcoming agenda

Identify which agenda item you are requesting to delegate on?

9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22,
Concession 4, Township of Puslinch

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

Justin Wilson

Mailing Address of Delegate

[REDACTED]

Phone Number of Delegate

[REDACTED]

Email Address of Delegate

[REDACTED]

Purpose of delegation (please describe the concern/position taken on issue, if applicable)

The application fails against the Township's official plans

A formal presentation is being submitted to accompany the delegation

No

The delegation will require the use of audio-visual equipment (power point presentation)

Yes

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

Sent from [Township of Puslinch](#)

Justine Brotherston

From: Township of Puslinch <services@puslinch.ca>
Sent: Tuesday, November 11, 2025 11:14 AM
To: Justine Brotherston
Subject: New Entry: Delegate Request

Warning! This message was sent from outside your organization and we were unable to verify the sender.

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

Type of Meeting

Planning and Development Advisory Committee

Meeting Date

November 12, 2025

How many delegates are requesting to make this presentation?

One (1)

Type of Delegation

This is a request to delegate on a topic on the upcoming agenda

Identify which agenda item you are requesting to delegate on?

Zoning By-law Amendment Applications 9.2.1 PDAC-2025-006 – D14-DAN – 463

Type of Delegation

This request is to present a verbal delegation

Type of Attendance for verbal delegation

In person

Name of Delegate

Kristina Thompson

Mailing Address of Delegate

[REDACTED]

Phone Number of Delegate

[REDACTED]

Email Address of Delegate

[REDACTED]

Purpose of delegation (please describe the concern/position taken on issue, if applicable)

To state my concerns has a neighbouring property owner and my position to reject the proposed zoning bylaw and official plan amendment.

A formal presentation is being submitted to accompany the delegation

Yes

The delegation will require the use of audio-visual equipment (power point presentation)

Yes

Acknowledgement

I (we) have read, understand and acknowledge the Rules and Procedures relating to Delegations as prescribed by the Procedural By-law 2022-046.

Sent from [Township of Puslinch](#)



REPORT D10-2025-015

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12th, 2025

SUBJECT: Consent Application D10/CHA (Chartrand)
90 Gilmour Road
Part of Lot 23, Concession 8
County File No. B72-25

RECOMMENDATION

That Report D10-2025-015 entitled Consent Application D10/CHA be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Gilmour Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee (Land Division Committee); and

Whereas the request for consent to convey includes a proposed severed land of 0.46 ha, 43 m of frontage with depth of 122 m with an existing shed; and the retained vacant parcel being 1.1 ha, 92 m of frontage on Gilmour Road, with an existing single-family dwelling and a garage; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.

3. That any fees incurred by the Township of Puslinch for the review of this application and clearance of conditions will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.

5. That the owner enter into an accessory structure agreement with the Township of Puslinch for the shed to remain on the proposed severed parcel prior to construction of a dwelling; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

6. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the current and any future Aggregate operations located adjacent to the property, advising any potential purchaser of daytime and after hours operations, including potential noise of the aggregate property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

Subject Property key Map



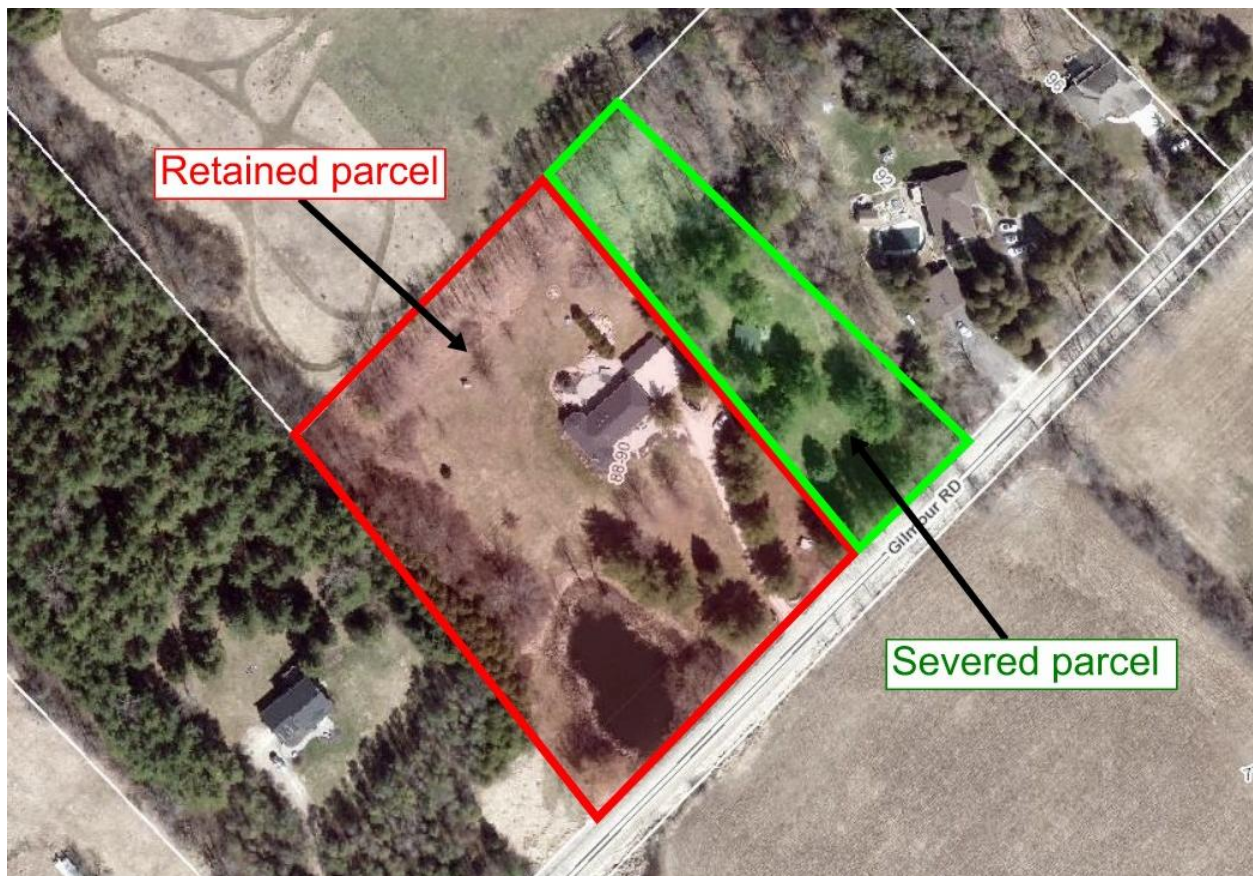
Background

The subject land is zoned as Agricultural (A) and Natural Environment (NE). The subject lands contain a detached single dwelling and agricultural structure. The purpose of the application is to sever a 0.46 hectare of land with a shed for residential purposes. A single detached dwelling is permitted use within the Agricultural (A) zone. The owner previously applied for a consent application to sever a parcel of the property, which was conditionally approved; however, the conditions of approval were not completed within the required timeline. Therefore, the owner resubmitted the consent application with slight modifications to the interior side property line between the severed and retained parcel. A minor variance based on a previous consent application was approved for a reduced MDS I setback to the barn located at 76 Gilmour Road. The sight lines for access to the severed parcel were evaluated, and it is determined that safe access is achievable.

Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	1.1 ha	0.4 ha	0.46 ha
Minimum Lot Frontage	25 m	92 m	25 m	43 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Single Dwelling Unit	No Change	Existing – Vacant with a shed	Proposed – Single-family dwelling



2. Conservation Authority: GRCA has no objection to the proposed consent application.

3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: The Director of Public Works, Parks and Facilities has determined safe access can be achieved for the proposed severed parcel.
5. Source Water comments: No concerns.
6. Building comments: No concerns.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting
Public Comment Period
Township Active Planning Map

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)
Wellington Official Plan - [Wellington.ca/planning-development/official-plan-land-use](https://wellington.ca/planning-development/official-plan-land-use)
Interactive Mapping - [Wellington.ca/business-development/maps-guides](https://wellington.ca/business-development/maps-guides)
- [Grandriver.ca/planning-development/map-your-property](https://grandriver.ca/planning-development/map-your-property)

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Director of Corporate Services/
Municipal Clerk

October 9, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

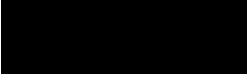
The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: October 06, 2025

FILE NO. B72-25

APPLICANT

Michael & Victoria Chartrand



LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 23
Concession 8

Proposed severance is 0.46 hectares with 43m frontage, existing and proposed rural residential use with existing shed. Revised submission of lapsed application B52-23.

Retained parcel is 1.1 hectares with 92m frontage, existing and proposed rural residential use with existing dwelling and garage.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY

November 12, 2025

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- Source Water Protection
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 5370
Fee Received: Oct 6/25File No. B72-25Accepted as Complete on: Oct 6/25**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) or Purchaser Michel Lorenzo Chartrand & Victoria Lynn ChartrandAddress 90 Gilmour Road, Puslinch, ON, N1L 1G6

Phone No. [REDACTED]

Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.2106 Gordon Street, Guelph, ON, N1L 1G6Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(f) Number of Certificates Requested 1 (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

ORTo create a new lot for rural residential purposes

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 8

Lot No. 23

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8303
61R-8873

Part No. 1
1

Civic Address 90 Gilmour Road

(b) When was property acquired: September 2000

Registered Instrument No. LT38485

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 43 / 33±

AREA 0.46 ha ±

Depth 122 ±

Existing Use(s) Rural Residential

Existing Buildings or structures: Shed (to remain)

Proposed Uses (s): Rural Residential - Single-detached dwelling

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

- ☐ Provincial Highway
- ☐ County Road
- ☒ Municipal road, maintained year round
- ☐ Municipal road, seasonally maintained
- ☐ Easement

- ☐ Right-of-way
- ☐ Private road
- ☐ Crown access road
- ☐ Water access
- ☐ Other

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated piped water system
- ☒ Well ☒ individual ☐ communal
- ☐ Lake
- ☐ Other

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated sanitary sewers
- ☒ Septic Tank (specify whether individual or communal): Individual
- ☐ Pit Privy
- ☐ Other (Specify): _____

6.

Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width

92 / 86 ±

AREA

1.1 ha ±

Depth

122 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Garage

Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing ☒	Proposed ☐
☐ Provincial Highway	☐ Right-of-way	
☐ County Road	☐ Private road	
☒ Municipal road, maintained year round	☐ Crown access road	
☐ Municipal road, seasonally maintained	☐ Water access	
☐ Easement	☐ Other	

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☒ NO ☐

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]?

YES ☐ NO ☒

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐ NO ☒

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☒ NO ☐

11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐ NO ☒

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐ NO ☒

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐ NO ☒

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☒ NO ☐

15. Is there a noxious industrial use within 500 meters [1640']?

YES ☐ NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES ☒ NO ☐

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping)? YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a resubmission of a previous application? YES [X] NO []

If YES, is it identical [] or changed [X] Provide previous File Number B52-23

Approved subject to conditions but conditions not completed in file and file lapsed

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There is an area of Natural Heritage System features located on the property; however they are far from the severance and not a concern for this application.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural and Natural Environment

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [X] NO [] File Number D13/CHA - Approved with Township

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

•

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] _____

Beef Cattle [] _____

Swine [] _____

Poultry [] _____

Other [] _____

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width	<u>6.0±m</u>	Length	<u>8.0±m</u>	Area	<u>50±m²</u>	Use	<u>Shed</u>
<u>Retained</u>	Width	<u>11.0±m</u>	Length	<u>12.0±m</u>	Area	<u>130±m²</u>	Use	<u>Garage</u>



October 2, 2025

34762-25

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
Previously Approved Severance B52-23
90 Gilmour Road
Part of Lot 23, Concession 8
PIN 71195-0683
Township of Puslinch**

RECEIVED

OCT 06 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, a cheque to the GRCA for \$465.00 and a cheque to County of Wellington for \$5,370.00.

Proposal:

This proposal is almost identical to severance application B53-23 that was approved, subject to conditions in September 2023 for the subject property. The owner's intention was to keep the shed located on the Severed Parcel. However due to miscommunication on the configuration, the application was approved which showed the shed to be removed and the owner was not able to complete Severance Application B52-23 and keep the shed.

The property owners would now like to re-apply for the severance with a slightly altered configuration from B52-23 as well as keep the existing shed. The proposed property line has been rotated clockwise and shifted 3m to the west relative to the configuration approved by B53-23. This reconfiguration allows for the new driveway on the severed parcel to be comfortably located between the shed and the new property line. The other benefit of the rotated property line is that it is now more parallel to the wall of the garage.

The proposal is to sever the property at #90 Gilmour Road (PIN 71195-0683) for rural residential purposes. The Severed Parcel will have a frontage of 43±m, depth of 122±m, for an area of 0.46±ha where the existing small shed will remain and a new single-detached dwelling is proposed.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

We acknowledge that an accessory building is not permitted on a parcel without a principal dwelling. The intention is to work with the Township to either have an agreement signed that a dwelling will be constructed within a certain time period or apply for a minor variance to permit the shed without a dwelling for a specified timeframe until the dwelling is constructed. We acknowledge that this process will require an adequate deposit with the Township. The parcel meets zoning in terms of lot area, frontage and setbacks. Also, there is ample room for a proposed building envelope and septic as shown on the sketch. The proposed driveway has been evaluated, and safe access is possible.

The Retained Parcel (#90) will have a frontage of $92\pm\text{m}$, depth of $122\pm\text{m}$, for an area of $1.1\pm\text{ha}$ where the existing dwelling and detached garage will remain. The limit has been set so that the side yard for the existing garage will meet the zoning requirements (zoning is 2.0m , proposed is about 4.3m) as well as provide ample room beside the garage. There is a hydro pole located to the side of the garage and the proposed limit has been set to a least 0.5m from the pole so that it can remain with the retained parcel. The remaining zoning requirements are met for the Retained Parcel, and the driveway will continue to provide safe access to the dwelling.

Minimum Distance Separation (MDS):

As part of the previous severance application B53-23, MDS was reviewed in detail and there was only one barn in question that needed to be addressed, which is the building located at 76 Gilmour Road. At the time, the previous Agent noted that the property owner refused to fill in the MDS Form and that the building is used as a storage shed. MDS was still completed based on the approximate area of the "barn" and it being unoccupied. Based on this, the MDS calculation using Type B, was 255m , however, the actual distance to the original severance configuration was 217m . A minor variance was applied for and approved with the Township of Puslinch (D13/CHA) to permit the reduced MDS distance of 217m .

However, since the proposed boundary is being shifted to the west, this means the new distance will be $214\pm\text{m}$ vs 217m approved in the minor variance. While this distance is to the proposed lot line, the distance to any potential dwelling on the severed parcel is further than 217m . There is also the fact that this building is not a barn according to the property owner and therefore, MDS is not applicable. We will continue discussions with the Township on how to address this – whether this building is even considered a barn, whether a new minor variance is required (for a reduction of 3m) or whether this distance can be based on the fact that any dwelling must have an interior side yard setback of 3.0m according to Table 11.3 of the Zoning By-law, therefore the distance of 217m will be easily met to any future dwelling on the severed parcel and MDS is met for the severance.



Zoning & Official Plan:

The subject property is zoned Agricultural and portion of Natural Environment, and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed and Retained Parcels.

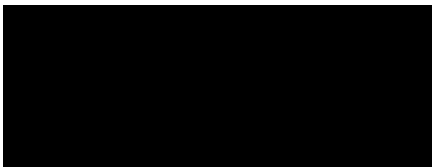
The parcel has a designation of Secondary Agricultural and Core Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005 – previously approved but not finalized.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- No impact or concerns on aggregate operations to severance.
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary, the proposal is essentially the same as the original application that was approved two years ago. This application changes the configuration so that the shed on the severed parcel can be kept. This proposal is practical and provides a great opportunity to utilize the vacant, open yard to create a new rural residential parcel while adhering to the reduced lot regulations of the Zoning By-law and the relevant criteria for a severance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Michel & Vicky Chartrand
cc Jordan Chartrand

33. Manure Storage Facilities on these lands: None

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain	[]	Owner's Lands []
Field Drain	[]	Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO [X]

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter for more details.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

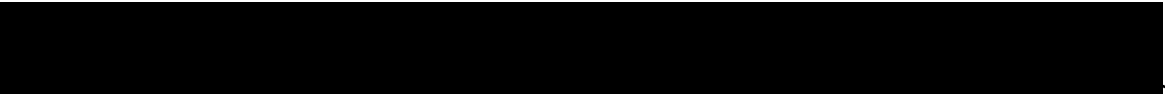
I, (we), Michel Lorenzo Chartrand & Victoria Lynn Chartrand the Registered Owners/Purchasers of

Part of Lot 23, Concession 8; Part 1, 61R-8303 & Part 1, 61R-8873 Of the Township of Puslinch
in the

County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.


Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/Region of

Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 23, Concession 8; Part 1, 61R-8303 & Part 1, 61R-8873 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

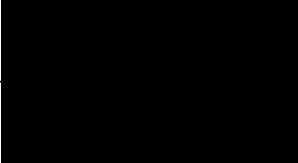
DECLARED before me at the

City Of  (Owner/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 2 day of Oct. 20 25 (Owner/Purchaser or Applicant)


witness


Printed Commissioner's Name
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner/Purchaser/Applicant/Agent(s)

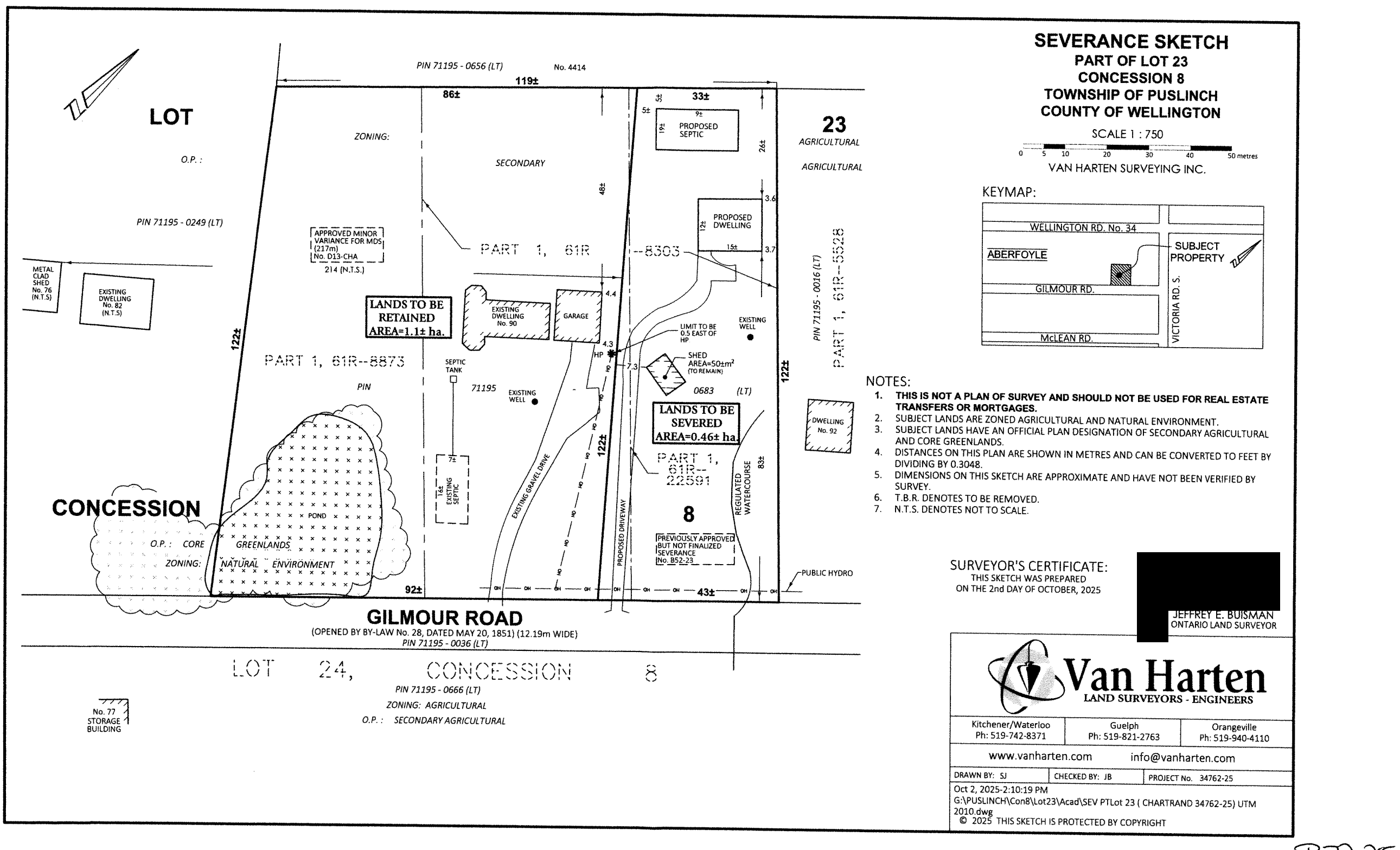
Date

OCT 2, 2015

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

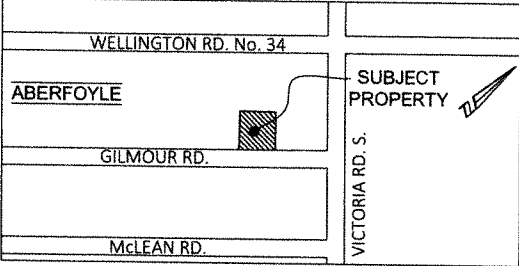
Phone (519) 837-2600 Ext. 2170



SEVERANCE SKETCH
PART OF LOT 23
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 750
0 5 10 20 30 40 50 metres
VAN HARTEN SURVEYING INC.

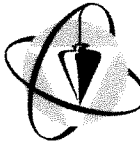
KEYMAP:



- NOTES:
- 1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - 2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
 - 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND CORE GREENLANDS.
 - 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - 6. T.B.R. DENOTES TO BE REMOVED.
 - 7. N.T.S. DENOTES NOT TO SCALE.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 2nd DAY OF OCTOBER, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



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: SJ	CHECKED BY: JB	PROJECT No. 34762-25
Oct 2, 2025-2:10:19 PM G:\PUSLINCH\Con8\Lot23\Acad\SEV PTLot 23 (CHARTRAND 34762-25) UTM 2010.dwg © 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT		

Comments received to date:

Building/PW/Fire/Bylaw – no comments

Source Water: Thank you for providing the above reference application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Please feel free to contact me if you have any further questions regarding this application.

GRCA – GRCA has no objection to the proposed consent application.



REPORT D10-2025-016

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12th, 2025

SUBJECT: Consent Application D10/SYE (Syed)
7061 Concession 1
Part of Lot 22, Concession Gore
County File No. B62-25

RECOMMENDATION

That Report D10-2025-016 entitled Consent Application D10/SYE be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Concession 1 Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed land of 0.4 ha, 34.2 m of frontage with depth of 116.2 m for the purpose of a rural residential use; and the retained vacant parcel being 5 ha, 148.1 m of frontage on Concession 1 Road, with an existing single-family dwelling and four (4) accessory structures used for the storage of farm equipment; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition;

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16.1 MDS I – New Non-Farm Uses of the Township’s Zoning By-law; and,

2.2 Demonstrate through a site visit completed by the Township Building Department that all livestock has been removed from the property or apply for and receive zoning compliance in accordance with Section 4.16.2 MDS II – New or Expanding Livestock Facilities and Manure Storage Facilities of the Township’s Zoning By-law.

3. That any fees incurred by the Township of Puslinch for the review of this application and clearance of conditions will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including location of septic system and well type on the adjacent parcel (7067 Concession 1) and significant grade changes.

Subject Property key Map



Background

The subject land is zoned as Agricultural (A) with an environmental overlay (EP). The subject lands contain a detached single dwelling and four (4) accessory structures used for the storage of farm equipment, and a chicken coup behind one of the accessory buildings. The purpose of the application is to sever 0.4 hectares of land for residential purposes. A single detached dwelling is permitted use within the Agricultural (A) zone. The sight lines for access to the severed parcel were evaluated, and it is determined that safe access is achievable.

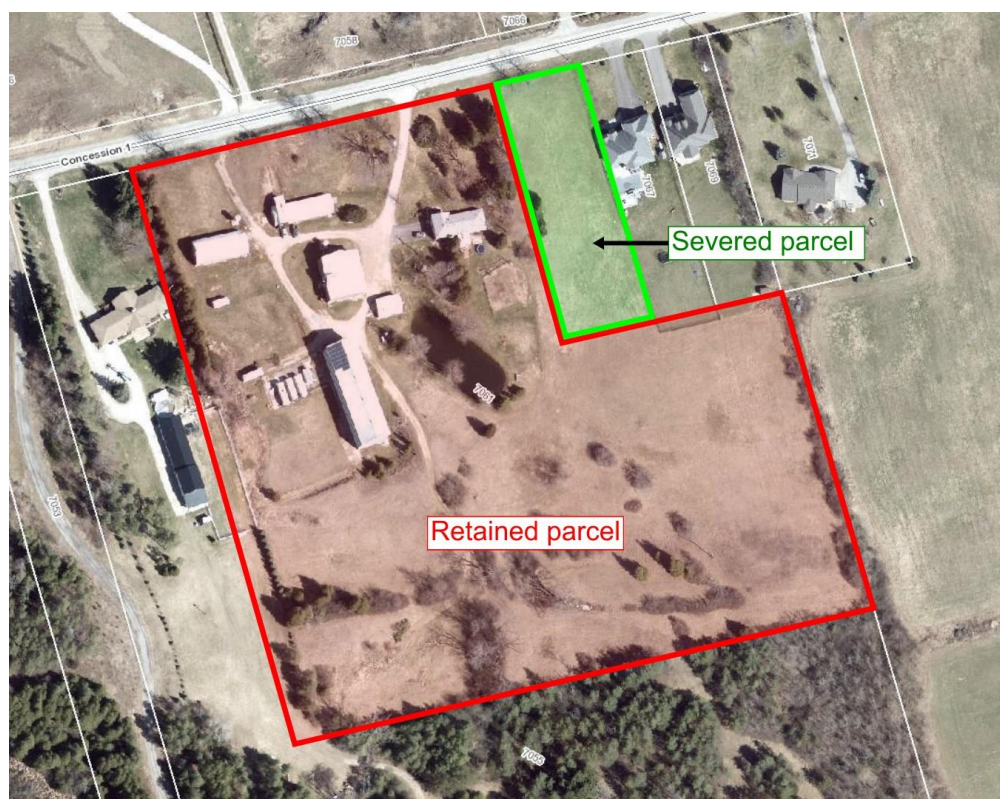
The applicant had applied for the preliminary planning consultation with the Township prior to applying for a formal consent application. It was identified through the pre-consultation that there would be consideration required to zoning compliance for MDS I that an additional *Planning Act* application may be required.

The property owner's agent has advised the Township that there are no livestock on the property and that the chicken coupe previously located on the property has been removed. Staff have included the email confirmation from the agent as Schedule "D" to this report.

Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	5 ha	0.4 ha	0.4 ha
Minimum Lot Frontage	25 m	148.18 m	25 m	34.2 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Single-family Dwelling Unit and four accessory structures for agricultural storage and chicken coup	No Change	Existing Vacant	Proposed Single-family dwelling



2. Conservation Authority: No comments.
3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: The Director of Public Works, Parks and Facilities has determined safe access can be achieved for the proposed severed parcel.
5. Source Water comments: No concerns.
6. Building comments: Please add our standard condition of the pre-development plan being required. The pre-development plan should include location of septic system and well type on the adjacent parcel (7067 Concession 1) to ensure minimum setbacks can be maintained.
7. By-law Enforcement comments: No comments or concerns.
8. Fire Prevention comments: No comments or concerns.
9. Public comments:

Brad Dickerson: My concern regards the rezone and severance request from my neighbour. With the current topography, there is a lot of risk to even greater water flow on to my property. I've included pictures previously sent to the county. They were very helpful and recommended I speak with you. Among some of the concerns, it will be quite damaging should the property to the west be allowed to have a residence so close. Given the landscape and with a house which would prevent the natural acceptance of water flow, my property will be overwhelmed with water from both sides.

Conclusion

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)

Wellington Official Plan - Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping - Wellington.ca/business-development/maps-guides

- Grandriver.ca/planning-development/map-your-property

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Schedule "D" Confirmation from Agent regarding removal of livestock

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

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

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

October 8, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: September 30, 2025

FILE NO. B62-25

APPLICANT
Ali Syed & Anwar Misbah


LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 22
Concession 1

Proposed severance is 34.2m fr x 116.2m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 5 hectares with 148.18m frontage, existing and proposed rural residential and agricultural use with existing dwelling, accessory structures and storage structure for agricultural.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BY

November 12, 2025

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 5370
Fee Received: Sept 26/25
File No. B62-25
Accepted as Complete on: Sept 30/25

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Syed Ali & Misbah Anwar
Address 7061 Concesssion 1, Puslinch, ON N0B 2J0

Phone No. [REDACTED] Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) Same as below (c)

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: Innovative Planning Solutions Inc. c/o Nick Skerratt
647 Welham Road, Unit 9, Barrie, ON L4N 0B7

Phone No. 705 812 3281 x 35 Email: nskerratt@ipsconsultinginc.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [X] APPLICANT [] AGENT []

(f) Number of Certificates Requested 2 (severed & retained) (Please see information pages)

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

Creation of a new lot for residential purposes

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [] CANCELLATION []

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 1 Lot No. North half of lot 22

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 7061 Concession 1, Puslinch

(b) When was property acquired: 2019 Registered Instrument No. _____

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 34.2m AREA 0.4 ha

Depth 116.2m Existing Use(s) Vacant

Existing Buildings or structures: Vacant

Proposed Uses (s): creation of 1 new residential lot

Type of access (Check appropriate space)	Existing ☒	Proposed ☐
☐ Provincial Highway	☐ Right-of-way	
☐ County Road	☐ Private road	
☒ Municipal road, maintained year round	☐ Crown access road	
☐ Municipal road, seasonally maintained	☐ Water access	
☐ Easement	☐ Other	

Type of water supply - Existing ☐ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

Type of sewage disposal - Existing ☐ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 148.1m AREA 5.0 ha

Depth 252.1m Existing Use(s) Residential & agricultural

Existing Buildings or structures: Dwelling, accessory structures, storage structure for agricultural

Proposed Uses (s): no change

Type of access (Check appropriate space)	Existing ☒	Proposed ☐
☐ Provincial Highway	☐ Right-of-way	
☐ County Road	☐ Private road	
☒ Municipal road, maintained year round	☐ Crown access road	
☐ Municipal road, seasonally maintained	☐ Water access	
☐ Easement	☐ Other	

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system
☒ Well ☐ individual ☐ communal
☐ Lake
☐ Other

Type of sewage disposal - Existing ☐ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): individual
☐ Pit Privy
☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES ☐ NO ☐

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640]?

YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

woodland YES ☒ NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640]?

YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640]?

YES ☐ NO ☒
15. Is there a noxious industrial use within 500 meters [1640]?

YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640]?

YES ☐ NO ☒

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a resubmission of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO []

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.
Severance file B20/05 Don & Diane Harris

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [] UNKNOWN [X]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.
See Planning Justification Report for additional information

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. N/A

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
secondary Agricultural & greenlands schedule B7-1 (see Planning Justification Report for additional information)

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
County of Wellington OP applicable - see Planning Justification Report for additional information

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): File Number(s):

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural and Environmental overlay

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number

b) has an application been made for a minor variance?
YES [] NO [] File Number

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
Crop Farming:

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Severed Width Length Area Use
Width Length Area Use
Retained Width Length Area Use Farm equipment storage
Width Length Area Use Farm equipment storage

33. **Manure Storage Facilities** on these lands: N/A

DRY		SEMI-SOLID		LIQUID	
Open Pile []		Open Pile []		Covered Tank []	
Covered Pile []		Storage with Buck Walls []		Aboveground Uncovered Tank []	
				Belowground Uncovered Tank []	
				Open Earth-sided Pit []	



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

September 24, 2025

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph, ON N1H 3T9

Attention: Land Division

Re: Land Division Severance Application – Consent to Sever Land - Cover
letter
7061 Concession 1, Township of Puslinch

On behalf of the owner of the lands, Syed Ali & Misbah Anwar, Innovative Planning Solutions is pleased to submit a Consent to Sever Application for the lands municipally addressed as 7061 Concession 1 (Subject Lands). Materials enclosed are outlined on the table attached.

The Subject Lands contain an existing single detached dwelling and accessory structures related to agricultural uses together with crop fields and sparse vegetation. The Subject Lands have a frontage along Concession 1 of 182.38m and a total lot area of 54,000m² in an irregular shape. Surrounding uses are largely single detached dwellings and agricultural uses with forest areas. Parcel sizes range depending on use with smaller parcels containing single dwelling units in a cluster area and larger parcels containing agricultural and vegetative features. The existing zoning of the Subject Lands are dominantly Agricultural 'A' zone with a small portion to the south zoned Environmental Protection 'EP' zone. No zoning change is proposed as part of this application. To assist with existing uses and structures on the Subject Lands, the following image and list can

647 WELHAM ROAD, UNIT 9, BARRIE ONTARIO L4N 0B7
TEL: (705) 812-3281 FAX: (705) 812-3438
EMAIL: INFO@IPSCONSULTINGINC.COM

RECEIVED
SEP 26 2025
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

provide further information.



- 1 – storage for farm equipment
- 2 – storage for farm equipment
- 3 – Dwelling
- 4 – Shed – no livestock – small machine storage
- 5 – Storage of vehicles during winter months.

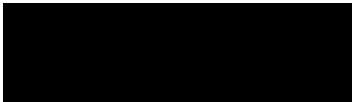
Open fields are comprised of hay, vegetables, and small crops maintained by the owner of the property. Additionally, there is no animals or livestock on the Subject Lands.

The purpose of this severance application is to create a singular parcel of land for the construction of a single detached dwelling. The retained lands will remain as is with existing structures and uses. The proposed severed parcel proposes a lot frontage of 34.2m and lot area of 4,000m². The proposed retained parcel will contain a lot frontage of 148.1m and lot area of 50,000m². The severed parcel has been strategically positioned in the northeast portion of the property abutting existing residential parcels of similar size, see Severance Sketch. The purpose of this approach is to cluster similar uses and parcels, single detached dwellings, with minimal disruption to existing agricultural functions. A detailed planning analysis of the respective designations, zoning categories, and justification is provided within the Planning Justification Report as part of the submission package.

Based on the analysis of the Official Plan and Zoning By-law permissions above, a minor variance is not necessary to permit the proposed severance. Based on the review of Provincial, County, and municipal legislation, the proposed use on the severed parcel is permitted under the Agricultural zone as a residential use. It is our opinion the proposed severance adheres to the County of Wellington Official Plan and the Township of Puslinch Zoning By-law.

Trusting the submitted items are satisfactory, we look forward to the circulation, review, and future discussions relating to this file. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



Nick Skerratt,
Senior Planner

7061 Concession 1
Application for Severance

September 2025

IPS File No. 25-1479

#	Document or Report and Plans	Copies
	Link: 15. Submission (Shared Folder)	
1.	7061 Concession 1 - Severance Cover Letter	Digital
2.	7061 Concession 1 - Severance Application	Digital
3.	7061 Concession 1 - Owner Authorization Form	Digital
4.	7061 Concession 1 - Concept Sketch	Digital
5.	7061 Concession 1 – Survey Sketch	Digital
6.	7061 Concession 1 – Farm Data Sheets	Digital
7.	7061 Concession 1 – Planning Justification Report	Digital
8.	7061 Concession 1 – Transfer Deed	Digital
9.	7061 Concession 1 – MDS calculation Sheet	Digital
10.	7061 Concession 1 – Pre Con Comments - NPG	Digital

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [] NO [X]

If YES, please complete the Source Water Protection Screening Form and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [X] NO []

If yes, please indicate the person you have met/spoken to: Pre con with Township of Puslinch, see attached comment responses within submission package (ie. Jeremy Tran from NPG consulting)

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.
See attached submission materials

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.



INNOVATIVE PLANNING SOLUTIONS

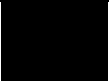
planners • project managers • land development

Authorization as Agent Letter:

I/We, Syed Ali / Misbah Anwar as the registered owner(s) of lands, hereby authorize, Innovative Planning Solutions (IPS Consulting Inc.), to act as our agent for the purposes of Planning related submissions/processes for a severance of land (discussion/applications including pre consultation), with respect to the following lands:

7061 Concession 1, Township of Puslinch, County of Wellington

Syed Ali
Name (Printed)

Signature

June 20, 2025
Date

Misbah Anwar
Name (Printed)

Signature

June 20th 2025
Date

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Syed Ali & Misbah Anwar the Registered Owners/Purchasers of
7061 Concession 1 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
IPS Consulting Inc.

Is authorized to submit an application for consent on my (our) behalf.

SEE OWNER AUTHORIZATION LETTER SUBMITTED
UNDER SEPARATE COVER

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nick Skerrett of the
CITY OF BARRIE In the County/Region of
Simcoe Solemnly declare that all
the statements contained in this application for consent for (property description) 7061 CONCESSION 1
TOWN OF PUSLINCH

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

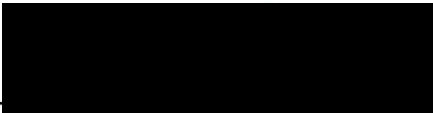
DECLARED before me at the

City Of
Barrie In the
County/Region of Simcoe

This 25 day of Sept 2025



Commissioner of Oaths
County of Wellington



(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)
Cristina Pivato, a Commissioner, etc.,
Province of Ontario, for
1657989 Ontario Ltd. o/a
Innovative Planning Solutions Ltd.
Expires August 25, 2026.

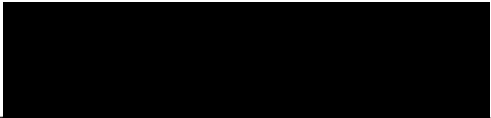
Printed Commissioner's, etc. Name

LAND DIVISION FORM – SEVERANCE

Revised July 2024

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Nick Skerratt, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.


Signature of Owner/Purchaser/Applicant/Agent(s)

Sept 24, 2025
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

MDS I

General information

Application date Sep 18, 2025	Municipal file number N/A	Proposed application Lot creation for a maximum of three non-agricultural use lots
----------------------------------	------------------------------	---

Applicant contact information Syed Zafar Ali N/A 7061 Concession 1 Puslinch, ON N0B 2J0 519-501-8389 syedzafar@hotmail.com	Location of subject lands County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 22 Roll number: 230100000406100
---	---

Calculations

4059 Sideroad 20 South

Farm contact information ⓘ	Location of existing livestock facility or anaerobic digester	Total lot size
ON	County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 21 Roll number: 230100000405900	71 <u>ac</u>

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Swine, Sows with litter, dry sows/boars	50	14.3 <u>NU</u>	1500 <u>ft²</u>
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	12	1.5 <u>NU</u>	180 <u>ft²</u>

Setback summary

Existing manure storage	V6. Liquid, outside, with a permanent, tight fitting cover	
Design capacity	15.8 <u>NU</u>	
Potential design capacity	31.6 <u>NU</u>	
Factor A (odour potential)	0.97	Factor B (design capacity) 223.16
Factor D (manure type)	0.79	Factor E (encroaching land use) 1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)		189 <u>m</u> (620 <u>ft</u>)
Actual distance from livestock barn		487 <u>m</u> (1598 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)		189 <u>m</u> (620 <u>ft</u>)
Actual distance from manure storage		487 <u>m</u> (1598 <u>ft</u>)

Farm contact information ⓘ
ON

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession GORE , Lot 23
Roll number: 230100000406200

Total lot size
90.5 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Confinement	150	18.8 <u>NU</u>	3450 <u>ft²</u>

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack		
Design capacity	18.8 <u>NU</u>		
Potential design capacity	37.5 <u>NU</u>		
Factor A (odour potential)	0.7	Factor B (design capacity)	235
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			127 <u>m</u> (417 <u>ft</u>)
Actual distance from livestock barn			310 <u>m</u> (1017 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)			127 <u>m</u> (417 <u>ft</u>)
Actual distance from manure storage			310 <u>m</u> (1017 <u>ft</u>)

Preparer signoff & disclaimer

Preparer contact information
Cynthia Daffern
Innovative Planning Solutions
9-647 Welham Road
Barrie, ON
L4N 0B7
cdaffern@ipsconsultinginc.com

Signature of preparer

Cynthia Daffern , Planner

Date (mmm-dd-yyyy)

Farm contact information ⓘ

ON

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession 1 , Lot 22
Roll number: 230100000409100

Total lot size
95 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer pullets (day olds until transferred into layer barn), Litter	30	0.1 <u>NU</u>	60 <u>ft²</u>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5 <u>NU</u>	1250 <u>ft²</u>

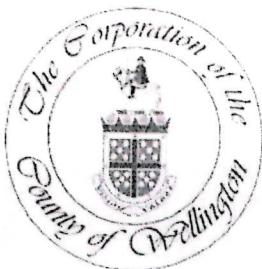
Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	5.1 <u>NU</u>		
Potential design capacity	10.1 <u>NU</u>		
Factor A (odour potential)	0.7	Factor B (design capacity)	167.06
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	91 <u>m</u> (299 <u>ft</u>)
Actual distance from livestock barn	219 <u>m</u> (719 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)	91 <u>m</u> (299 <u>ft</u>)
Actual distance from manure storage	195 <u>m</u> (640 <u>ft</u>)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility PETER RICH

Contact Information
Email [redacted] Telephone [redacted]
Civic Address 7081 CONCESSION 1 Municipality PUSLINCH
Lot GORE RETAIL LOT 23 Concession 1 Division _____
Lot Size (where livestock facility is located) _____ hectares 92.36 A acres (FARM SIZE)
Signature of Livestock Facility Owner [redacted] Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2600 (ft²)m² 2550 (ft²)m²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility PETER RICH

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 7081 CONCESSION 1 Municipality PUSLINCH
Lot GORE REAR PT LOT 23 Concession 1 Division [REDACTED]
Lot Size (where livestock facility is located) 92.36 A (Farm size) hectares 92.36 acres 2550
Signature of Livestock Facility Owner [REDACTED] Date [REDACTED]

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2600 ft²m² 2550 ft²m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | |
|--|---|
| V1 Solid, inside, bedded pack | L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 Solid, outside, covered | L2 Liquid, outside, with a permanent floating cover |
| V3 Solid, outside, no cover, ≥30% dry matter | M1 Liquid, outside, no cover, straight-walled storage |
| V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 Liquid, outside, roof, but with open sides |
| V5 Liquid, inside, underneath slatted floor | H1 Liquid, outside, no cover, sloped-sided storage |
| V6 Liquid, outside, with a permanent, tight-fitting cover | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Kuravilla Jacob

Contact Information

Email

Civic Address

Lot

Lot Size (where livestock facility is located)

Telephone

Municipality

Concession

Division

hectares

acres

Signature of Livestock Facility Owner

Date

Sep 5, 2025

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

V1 Solid, inside, bedded pack

V2 Solid, outside; covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover

L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	N/A	/
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	N/A	
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	/	
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	50	V6 7
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)	10	VI 7
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	2	
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)	NA	
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
Veal	Milk-fed	NA	
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types	NA	
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

Note
No animals currently in the barn



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Benjamin and Jennifer Madden

Contact Information

Email [redacted] Telephone [redacted]
Civic Address 7056 Concession 1 Municipality Fawcett
Lot Pt Lot 22 Concession 1 Division
Lot Size (where livestock facility is located) hectares 91.25 acres

Signature of Livestock Facility Owner [redacted] Date Sept. 6, 2025

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1632 ft²/m²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	5	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)	30	V3
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

Comments received to date:

Building - Please add our standard condition of the pre-development plan being required. The pre-development plan should include location of septic system and well type on the adjacent parcel (7067 Concession 1) to ensure minimum setbacks can be maintained.

Bylaw/Fire/PW: no comments

Source Water: Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

GRCA – no comments

From:
To: [Brad Dickerson](#); [Admin](#)
Subject: RE: Permit and Severance Question

From: Brad Dickerson <[REDACTED]>
Sent: Monday, November 3, 2025 3:05 PM
To: Admin <admin@puslinch.ca>
Subject: Permit and Severance Question

Hello,
Thank you for your voicemail and I appreciate you responding so quickly!

My concern regards the rezone and severance request from my neighbour. My address is [REDACTED]

With the current topography, there is a lot of risk to even greater water flow on to my property. I've included pictures previously sent to the county. They were very helpful and recommended I speak with you.

Among some of the concerns, it will be quite damaging should the property to the west be allowed to have a residence so close. Given the landscape and with a house which would prevent the natural acceptance of water flow, my property will be overwhelmed with water from both sides.

I'm wondering if I can learn a little more on how the permits are approved and if there can be consideration of denying the build permit due to my neighbour to the east already having all of their run off come at my house.

Is there any way for me to further stress the concerns which may support not approving a residence built so close to me and so close to existing farm buildings?

Any help, guidance or understanding you can provide would be greatly appreciated.

Thank you,

Brad

Begin forwarded message:

From: Brad Dickerson <[REDACTED]>
Date: October 28, 2025 at 11:35:04 EDT
To: jamieba@wellington.ca
Subject: Severance Question

Hello,
Your contact was passed along to me with respect to a severance proposal. File # B62-25.
I will formally provide a letter of concern but thought to ask you on a point.
I live at [REDACTED], Puslinch, ON N0B 2J0 and, as you would imagine, have concerns.
Our neighbour to the east has a topography which causes no drainage within their property. It all funnels to our yard. We had to install a storm drain in our yard. The water then flows to the west property. It was like this since both of us moved in when the homes were built. I think it's supposed to be self contained, correct?
I've attached a few pictures which show the landscape.

If the land to the west of us is re-zoned as residential the same will occur. We are sort of in a little valley and I don't know how we can handle the drainage from both sides without structural concerns.

Is this something I can investigate further? Do you have any advice for me with the concerns or perhaps how best to approach this further?

I appreciate any help at all you can provide. Thank you for your time.

Brad Dickerson



<image003.jpg>

<image004.jpg>

<image005.jpg>

Justine Brotherston

From: Nick Skerratt <nskerratt@ipsconsultinginc.com>
Sent: Friday, November 07, 2025 2:40 PM
To: Justine Brotherston
Subject: 7061 Con 1- Puslinch - livestock

Caution! This message was sent from outside your organization.

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

Hi Justine,

Hope all is well.

Further to our phone conversation this afternoon, we can verify that there are no livestock including chicken coup on the subject lands. A small chicken coupe did occupy the property in the past (small wire fence area) and has been completely removed from the property approximately 30 days or more ago by the landowner.

Please accept this email as verification that no livestock is present on these lands and the owner has no intention of having livestock on these lands in the future.

Happy to discuss if you have any questions.

Thank you for your time.



Nick Skerratt

SENIOR PLANNER

[Barrie Office](#)

9-647 Welham Road

Barrie, ON L4N 0B7

[705 - 812 - 3281](#) Ext. 35

nskerratt@ipsconsultinginc.com

[Vaughan Office](#)

200W-3800 Steeles Ave W

Vaughan, ON L4L 4G9

[905 - 291 - 7525](#) Ext. 35

www.ipsconsultinginc.com



REPORT PDAC-2025-006

TO: Planning and Development Advisory Committee Members

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12, 2025

SUBJECT: Zoning By-law Amendment Application
4631 Sideroad 20 North
Request for Committee Review and Comments
File: D14/DAN

RECOMMENDATION

That Report PDAC-2025-006 entitled Zoning By-law Amendment Application D14/DAN Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Site Specific Zoning By-law Amendment for the property described as Lots 21 & 22 Concession 4, PART 1 61R22477; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from an Agriculture (A), Future Development 3 (FD3), and Natural Environment (NE) Zone to an Industrial (IND) Zone and add a site-specific use to permit a large scale prestige employment campus with additional uses being daycare and wholesale uses; and
2. Seek comments from the Committee prior to the Public Meeting scheduled for November 19, 2025.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands municipally referred to as 4631 Sideroad 20 North from an Agriculture (A), Future Development 3 (FD3), and Natural Environment (NE) Zone to an Industrial (IND) Zone to permit a large-scale prestige employment development comprised of office, manufacturing, warehousing and associated uses, and add a site-specific use to permit the proposed daycare centre.

The application required two submissions in order to determine that all required documents and studies to support the application had been received and Council, subject to staff's direction, deemed the application to be complete at the September 17, 2025 Council Meeting.

Following Council deeming the application complete on September 17, 2025 Township staff and consultants have begun a fulsome review of the application based on the merits of the application.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on July 14, 2022 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans were submitted with the pre-consultation application on July 14, 2022:

- Conceptual Site Plan with aerial image
- Estill Innovation Community – Danby Products – March 16, 2022

2. Review of Application and Public Engagement

Comments

The Zoning By-law Amendment Application was submitted on February 12, 2025 and the prescribed fee was paid on March 5, 2025. The application required two submissions in order to

determine that all required documents and studies to support the application had been received in order to deem the application complete. A future submission(s) has been required for further review by Township staff and consultants in order to address outstanding comments regarding the application. Township staff and consultants will continue to review future submissions in order to make a future recommendation to Council regarding the merits of the application.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – February 2, 2025:

- Cover Letter – MHBC Planning – February 12, 2025
- Planning Justification Report – MHBC Planning - February, 2025
- Urban Design Brief – MHBC Planning – February, 2025
- Environmental Impact Study – GHD Limited - February 7, 2025
- Functional Servicing Report – GHD Limited - February 7, 2025
- Preliminary Geotechnical Investigation Report – GHD Limited - February 7, 2025
- Water Resources Impact Assessment – GHD Limited - January 31, 2025
- Stormwater Management Report – GHD Limited - February 7, 2025
- Traffic Impact Study – GHD Limited - February 7, 2025
- Water Supply Analysis – GHD Limited - January 29, 2025
- Site Servicing Plan #1 – GHD Limited – February 7, 2025
- Site Servicing Plan #2 – GHD Limited - February 7, 2025
- Site Grading Plan #1 – GHD Limited – February 7, 2025
- Site Grading Plan #2 – GHD Limited – February 7, 2025
- Existing Storm Drainage Area Plan – GHD Limited – February 7, 2025
- Storm Drainage Area Plan #1 – GHD Limited – February 7, 2025
- Storm Drainage Area Plan #2 – GHD Limited – February 7, 2025
- Parcel Register from Ontario Land Registry Office – February 6, 2025
- Public Consultation Strategy Form prepared by Wellington County – February 9, 2025
- Source Water Protection Screening From
- Site Plan, Context Plan, Area Statistics – Sweeny&Co Architects – January 30, 2025
- Site Plan Renderings – Sweeny&Co Architects – January 27, 2025

2nd Submission – June 9, 2025:

- Draft Zoning By-law
- Zoning Compliance Matrix
- Comment Response Matrix of the 1st Submission comments – June, 2025

- Cover Letter – MHBC Planning – June 9, 2025
- Urban Design Brief – MHBC Planning – June, 2025
- Land Use Compatibility Study – GHD Limited – May 30, 2025
- Memo - MDS I Type A Analysis – MHBC Planning – March 20, 2025
- Environmental Impact Study – GHD Limited – June 2, 2025
- Functional Servicing Report – GHD Limited – May 28, 2025
- Site Servicing Plan #1 – GHD Limited – May 28, 2025
- Site Servicing Plan #2 – GHD Limited - May 28, 2025
- Site Grading Plan #1 – GHD Limited – May 28, 2025
- Site Grading Plan #2 – GHD Limited – May 28, 2025
- Existing Storm Drainage Area Plan – GHD Limited – May 28, 2025
- Storm Drainage Area Plan #1 – GHD Limited – May 28, 2025
- Storm Drainage Area Plan #2 – GHD Limited – May 28, 2025
- Stormwater Management Report – GHD Limited - May 28, 2025
- Traffic Impact Study – GHD Limited - May 28, 2025
- Archaeological Assessment – Detritus Consulting - March 26, 2025
- Site Plan, Context Plan, Area Statistics – Sweeny&Co Architects – June 6, 2025
- Site Plan Renderings – Sweeny&Co Architects – February 7, 2025

The *Planning Act* stipulates 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (November 12, 2025);
- Schedule and conduct at least one public meeting (scheduled for November 19, 2025);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (date to be determined)

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

Attachments

Schedule “A” – Key Map

Schedule “B” – Pre-consultation Submission and Comment Summary

Schedule “C” – 1st Submission and comment summary – due to website file size limitations this information can be viewed at puslinch.ca/activezoning

Schedule “D” – 2nd Submission and comment summary – due to website file size limitations this information can be viewed at puslinch.ca/activezoning

Respectfully submitted,

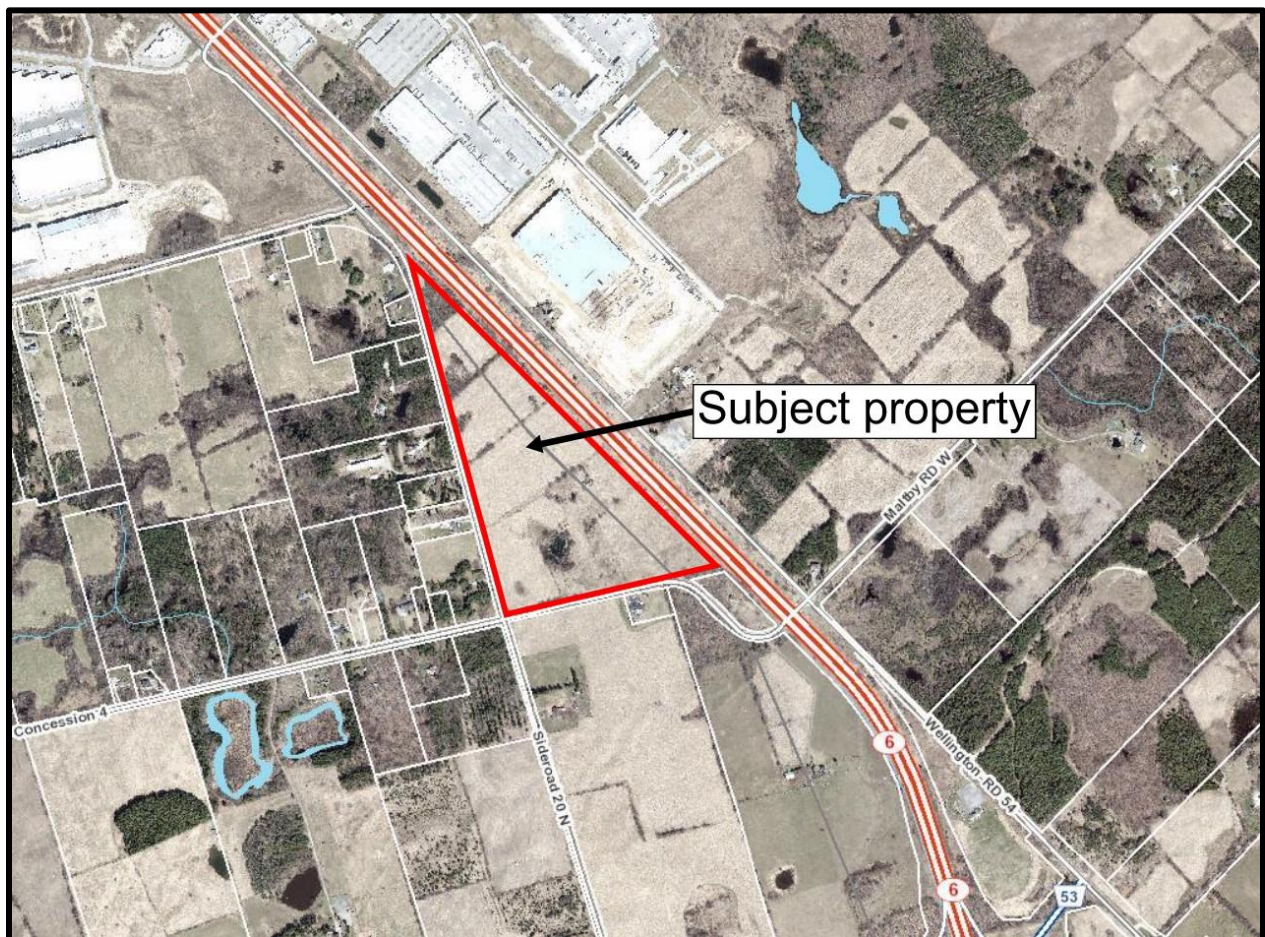
Reviewed by:

Mehul Safiwala
Junior Planner

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

Schedule "A"

KEY MAP



Comment Summary – 4631 Sideroad 20 N.

Consultant		Comments
County of Wellington		See letter attached
GM BluePlan		See letter attached
Stan Denhoed-Township Hydrogeologist		There are no sewage services at the site. There is not a lot of room left for the septic system. A groundwater study will be necessary to confirm that on-site and nearby natural environment features are not impacted by the development. We recommend that the applicant undertake a Procedure D5-5 Water Supply analysis for the site to confirm adequate quantity and quality for their needs. It is likely that an ECA will be required for the sewage system and thus the MECP will be involved. We would like to be copied on any application for an ECA.
Ecology Comments		See letter attached
Township of Puslinch Fire Department – Brent Smith		Comments pending
Township of Puslinch Building Department – Andrew Hartholt, CBO		At this stage and level of detail of the pre-consultation submission my comments/questions are as follows: 1. No septic system(s) or on-site water supply for firefighting appears to be shown in the proposed? 2. If septic system(s) total daily design flow is greater than 10,000L/day, separate approvals will be required from the MECP. 3. Will the buildings be sprinklered? 4. Separate building permits will be required for each building and sign(s) being proposed. 5. Will the proposed buildings be a phased approach?

		If the applicant is to proceed to the site plan stage, be sure to include the following information so more detailed comments can be made: 1. Ontario Building Code matrix 2. Building Height and storey's proposed for each building. 3. Hydrant location(s). OBC B.3.2.5.7. to be located within 90 meters of every portion of a building perimeter that is required to face a "street". 4. Show designated fire routes 5. Principal entrances to buildings to be identified. 6. Sizing, calculations and location of on-site water storage. 7. Full extent proposed septic system, including detailed calculations. 8. Conceptual elevations and floor plans of proposed buildings. 9. Identify snow storage locations 10. Will Roof drainage flow control be used as part of the stormwater management? 11. Provide preliminary spatial separation calculations between buildings and property lines.
Township of Puslinch Public Works – Mike Fowler		No comments received
Source Water		This site is located in a Wellhead Protection Area D (WHPA-D) with a low vulnerability score of 2, a Significant Groundwater Recharge Area (SGRA), and a draft Wellhead Protection Area for Quantity (WHPA-Q) with a significant risk level. See attached maps. The proposed development would require the following during the site plan process: • Completion of the Drinking Water Threats Screening Form. This form is an important tool that the Risk Management office uses to determine how Source Protection Plan policies may affect the property.

		• Depending on answers to screening form, a chemical management plan (CMP) for fuel, chemical and / or waste handling and storage may be recommended. At minimum, we will request that a site plan condition be required for any temporary fuel storage during construction. • Due to the amount of impervious surface proposed, we would strongly recommend that a Salt Management Plan be submitted for the property to manage winter maintenance activities. • Confirmation of stormwater management design for the property and whether an Environmental Compliance Approval (ECA) is required. • Confirmation of sewage works capacity for the property and whether an Environmental Compliance Approval (ECA) is required. If capacity is in excess of 10,000L per day, Ministry approval is required. ○ Please provide the location of proposed septic system in future submissions as it is not shown on the current concept plan • Please discuss if any Permits to Take Water are required or are currently subject to the property. If water takings exceed 50,000L per day, Ministry approval is required. • In relation to consumptive water taking, we encourage that properties within the WHPA-Q install a flow meter to monitor water usage. Its not a legal requirement yet but when the policies become in legal effect, it may be required by the township. During the site plan process, we will provide best management practices for the recharging and infiltration of clean water. ○ It is important to note that depending on when site plan is submitted, these draft policies may be in legal effect. • Details on any excavation, deep cassions or piers, geothermal, existing wells and other potential transport pathways proposed. • Please ensure that site data (lot, building, asphalt, concrete, and landscaped percentages) details are included in future submissions. This information is important to review with regards to recharge to the aquifer. As long as the impervious surface percentage after construction
--	--	--

		is below the 80% threshold value used in the Tier 3 water quantity studies, it will likely be acceptable as the water quantity policies are not legally in effect at this time. Furthermore, we strongly support the Township Hydrogeologists comments that a groundwater study will be necessary to confirm that on-site and nearby natural environment features are not impacted by the development and that the applicant should undertake a Procedure D5-5 Water Supply analysis for the site.
GRCA		GRCA has reviewed the pre-consultation request and offer the following comments: 1. Development will require an Environmental Impact Study (EIS) demonstrating no negative or adverse hydrological or ecological impacts on the Provincially Significant Wetland (PSW) on the property. GRCA EIS Guidelines can be found online here: https://www.grandriver.ca/en/Planning-Development/resources/Documents/Planning_Policies_Wetlands_EIS.pdf 2. As part of the EIS, the applicant will need to demonstrate that the PSW hydroperiod is maintained or enhanced. A pre- and post-development wetland water balance assessment will be required to demonstrate that the development will not negatively impact the hydrologic or ecological function of the wetland. 3. GRCA requests that a Terms of Reference (TOR) be circulated for approval prior to initiation of the EIS. 4. It is requested that Stormwater Management and grading plans be circulated to GRCA for review and comment.

Courtenay Hoytfox

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Sent: Monday, September 12, 2022 3:20 PM
To: Lynne Banks
Subject: RE: 4631 Sideroad 20 N - Precon

Good afternoon Lynne,

The Ministry of Transportation (MTO) have completed a cursory review of the proposed subject development. The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies. The following outlines our comments.

The subject property is located adjacent to Highway 6, within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences.

Highway 6 at this location is classified as a 1B Arterial Staged Freeway in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

Building and Land Use

The Proponent shall submit an acceptable Site Plan, Grading Plan, Drainage Plan and Site Servicing Plan for MTO review and approval. These plans shall clearly identify all structures/works and parking (existing and proposed).

MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

Storm Water Management

MTO will require the applicant to submit a Stormwater Management Report to MTO for review and approval. The applicant should be directed to MTO's Stormwater Management Requirements for Land Development Proposals using the following link:

[Resources for transportation planners | ontario.ca](#)

Traffic Impact Review

The submission of a Traffic Impact Study (TIS) will be required. The TIS shall assess any potential impacts to the highway by the anticipated development traffic. The TIS shall identify any highway improvements necessitated by the development and shall be completed by a Registry, Appraisal and Qualification System (RAQS) approved traffic consultant and in accordance with MTO's TIS guidelines.

Note that the cost of the TIS and any highway improvements as a result of the development are the financial responsibility of the developer.

The developer shall contact MTO prior to the commencement of the Traffic Impact Study to discuss a Terms of Reference.

Signs

Any/all signage visible from Highway 6, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation.

Encroachments

Any encroachments and works identified within the Highway 6 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

General Comments

MTO looks forward to the advancement of this development, and we anticipate receiving additional details for review and comment as the project progresses.

Please feel free to contact me directly should you have any questions or concerns.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner (A)
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca



message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Meagan Ferris, RPP MCIP, Manager of Planning and Environment
TEL: (519) 837-2600 ext. 2120
EMAIL: meaganf@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

July 29th, 2022

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Dear Ms. Lynne Banks:

Re: Pre-consultation Request – 4631 Sideroad 20 N

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, we have reviewed the following submitted items:

- Conceptual development proposal
- Conceptual site plan

Based on our review of the above information, and in our capacity as the Township's Planning consultants, we offer the following planning comments for consideration:

Proposal:

- To create an innovation community that includes Danby, Upper Canada Forest Group, Puresource/Now Foods, the Farley Group, TrafficSoda, and HumbleSnacks.
- To permit office space, a refugee centre, a community park and potentially manufacturing uses.
- It is noted that the information package identifies subdivision of land; however, this has not been considered as part of the preliminary review considered by planning staff.

Provincial Policy:

- The Planning Justification will need to consider the Provincial Policy Statement (2020) and the Provincial Growth Plan. The subject lands are not located within the current Greenbelt Plan boundaries.
- The Growth Plan provides the most direction regarding growth and employment uses. Due to the location and land use designation of the subject lands, the site would be subject to the Rural Area and Rural Lands policies. These policies will need to be reviewed.
- The Growth Plan also provides other policies that direct where different forms of growth should be considered. For example – (i) the Growth Plan provides direction that "major offices", which are 4 000 m² or more in floor area or generate 200 jobs or more, are to be directed to urban growth centres, major transit areas or other strategic growth



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Meagan Ferris, RPP MCIP, Manager of Planning and Environment
TEL: (519) 837-2600 ext. 2120
EMAIL: meaganf@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

areas with existing or planned frequent transit services and (ii) recognizes existing employment areas. The subject lands are not located within any of the aforementioned areas.

- The County is undergoing a Municipal Comprehensive Review. Through the first phase, OPA 119 has proposed a Regionally Significant Economic Development Study Area. These lands were not identified as part of this study area. The County is also completing a review of the Agricultural System which may impact this property.
- The Growth Plan also directs that a vegetative buffer no less than 30 metres is required from a key hydrologic feature (i.e. wetland); however, an Environmental Impact Study will be required and will also need to determine if a setback of 30 m is appropriate.

County of Wellington Official Plan:

- The subject lands are primarily designated as Secondary Agricultural. There is also Core Greenland System designation on-site to identify a Provincially Significant Wetlands. Further, a small portion of the site appears to contain Rural Employment Area designation.
- The primarily land use designation only permits “small-scale” development; however, this development would not be considered to be small scale. As such, the subject development is not permitted in the Official Plan.
- Section 6.8 outlines the need to be considered if proposing to introduce a Rural Employment Area designation, including that these areas are required to be: (i) dry uses; (ii) only limited commercial uses may be considered; and (iii) the need to consider land use compatibility.
 - Section 6.8.4 establishes policies for new Rural Employment Areas; however, the County is currently undertaking a provincial policy and growth conformity exercise.
- Rural Servicing – development on this site will be subject to private services (well and septic) and only “dry” uses are permitted. The Official Plan identifies “dry” uses as 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”.
 - Section 11.2.6 *Rural System Servicing* will need to be reviewed and considered. No information regarding servicing or details of the manufacturing uses are provided. MOE approval may be required based on the septic requirements.
- Part 5 will need to be reviewed and the applicable policies demonstrated to be met.
- **Source Water Protection:**
 - The subject lands are identified as a Wellhead Protection Area D with a vulnerability score of 2. The subject lands are also part of a WHPA Q1 & Q2 and a



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Meagan Ferris, RPP MCIP, Manager of Planning and Environment
TEL: (519) 837-2600 ext. 2120
EMAIL: meaganf@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

significant groundwater recharge area. Comments from the Risk Management Official are required.

- Any development applications will also need to demonstrate consistency with Section 4.9.5 of the Official Plan. A Drinking Water Threat Disclosure Report will be required as part of a complete application per section 4.9.5.4 of the Official Plan.
- **Paris Galt Moraine Policy Area & Mill Creek Watershed:**
 - A hydrogeological assessment is required to address policies within Section 4.9.7 of the Official Plan to ensure the objectives of these policies are maintained.
 - The above noted assessment will also need to demonstrate how Section 4.10.1 are addressed
 - Section 4.9.5.6 is also required for large scale development on individual on-site water services, including demonstration of adequate water supply.

Township Zoning By-law:

- The subject lands are zoned as Agriculture (A) Zone, with some Future Development (FD 3) Zone and Natural Environment (NE) Zone, including the Environmental Protection Overlay.
- The uses are not permitted within the existing permissions of the Zoning By-law. A detailed zoning review has not been completed at this time.
- Any future conceptual plans will need to be updated to reflect the various Zoning By-law requirements, including snow storage and garbage collection.

Planning Act Applications Required:

- County of Wellington Official Plan amendment;
- Township Zoning By-law amendment and
- Township Site Plan application

Supporting Studies Required for Official Plan and Zoning By-law Amendment:

Included below is a preliminary list of potential supporting studies that are required for any future application submissions. The list of studies/assessments identifies minimum requirements.

- A detailed Planning Justification Report prepared by a qualified professional that reviews local and provincial policy, including a detailed review of the Growth Plan policies, the zoning by-law, land use compatibility, minimum distance separation etc.;
- Compatibility Assessment that looks at noise and dust impacts, including the MOE-D Series Guidelines due to proximity to sensitive land uses;
- Design Brief demonstrating compliance with the Township's Design Guidelines;



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Meagan Ferris, RPP MCIP, Manager of Planning and Environment
TEL: (519) 837-2600 ext. 2120
EMAIL: meaganf@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

- Environmental Impact Study – a terms of reference is to be prepared in advance and reviewed by the Township’s consulting ecologists;
- Source Water Protection Screening Form & Drinking Water Threat Disclosure Report
- Archaeological Assessment;
- Additional studies identified by the Township’s consultants and other commenting agencies (Servicing Feasibility, Hydrogeological, Traffic Impact Assessment, Stormwater Management, etc.)
- Additional Items – detailed concept/site plan and architectural renderings/elevation plans.

All studies/assessments are required to meet (at a minimum) the requirements set out in Section 4.6 *Impact Assessment* of the Official Plan. All studies/assessments are to be completed and signed by a qualified professional.

Additional Planning Comments:

- The information package provided included a project summary and a conceptual plan. It is challenging to review the development potential based off of a conceptual business plan. It is recommended that a Planner be retained and provide a detailed project summary to assist with the review of this development proposal and that a subsequent pre-consultation meeting be scheduled. More information will be helpful to assess some of the potential uses (i.e. a refugee centre and a community park) and to determine potential off-site impacts that will need to be assessed, including water/sanitary needs.
- There are concerns that there are existing provincial policy constraints that limit the consideration of a developer driven amendment to introduce additional Rural Employment Area lands.
- The subject lands are located within 1 km of the City of Guelph limits. It is anticipated that the City will have comments and potential concerns with this development. There are also policies within the County Official Plan (Section 4.7 Urban Area Protection) that will need to be considered to ensure an urban and rural transition.
- As mentioned within the Provincial Policy section of these comments, the subject lands are located outside of lands that have been identified by the County of Wellington as the Regionally Significant Economic Development Study Area through the MCR process. The Township will further need to consider the strategic location of any additional employment lands to address future land needs identified through the MCR process.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Meagan Ferris, RPP MCIP, Manager of Planning and Environment
TEL: (519) 837-2600 ext. 2120
EMAIL: meaganf@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

- A conceptual plan has been included as part of the pre-consultation package; however, a detailed review of the Zoning By-law with respects to setbacks, lot coverage, parking (including accessible parking and bike parking), loading space, landscape and buffering.
- There are multiple design elements that need to be considered including architectural elements; layout of parking, loading areas, location/size/setback of dry services, landscaping etc.
- Development shall be subject to the Township's Urban Design Guidelines. Information regarding landscaping (including plant materials) and building design are included in this Guideline -- [Microsoft Word - 1 PDG Cover Feb1-10 FINAL.doc \(puslinch.ca\)](#). There is a concern with the visual impacts of truck parking along the Hanlon that would not be in keeping with the Township's design vision.
- Comments from the MTO are required with respects to this development proposal, setbacks, and traffic. It is understood that there are access limitations proposed for the Hanlon which may have impacts for any future development of this site. The County Roads Division may wish to review any terms of reference.

These comments have been prepared without the benefit of reviewing detailed comments from other consultants or agencies and based on a conceptual proposal. These comments may change as the development progresses and as more details are provided.

I trust these comments will be of assistance if you have questions please contact the County of Wellington Planning and Development Department.

Yours truly,



Meagan Ferris, RPP MCIP
Manager of Planning and Environment



July 20, 2022
Our File: 122006-013

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Pre-Consultation
4631 Sideroad 20 North, Township of
Puslinch

Dear Ms. Banks,

An email was received on July 14 30, 2022 requesting pre-consultation comments for future development applications related to a proposed future commercial development, on the subject lands located at 4631 Sideroad 20 North, in the Township of Puslinch.

In support of the identification of the engineering requirements for future development applications, the following documents and drawings were received and reviewed:

- Estill Innovation Community Request for Proposal, dated March 16, 2022.
- Concept Plan and Aerial Imagery.

Based on our review of the site and provided documents, we provide the following engineering requirements to support future a future zoning bylaw amendment application:

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on site setting, desktop review of geologic and hydrogeologic information, results of field investigation programs, nitrate impact analysis, and recommendations related to design and construction of structures and buildings, including foundations; stormwater management systems; septic system design; and availability of potable groundwater.
- **Functional Servicing and Stormwater Management Report**, detailing:
 - The original (pre-development) conditions of the site and the nature of the proposed development.
 - How the site is to be serviced by potable water, fire water and wastewater treatment/disposal.
 - How stormwater management is to be provided for the site including water quality, water quantity, water balance, and erosion mitigation, as required by the Township Development Standard, and GRCA and MTO requirements.
 - The legal drainage outlet for the proposed SWM facility.
 - Grading and drainage considerations for the site.
 - Geotechnical and hydrogeological considerations.

- **Concept Plan**, generally showing the proposed limits of development and setbacks, entrances and sightlines for entrances, proposed buildings, driveways, parking areas, loading areas, sidewalks, and locations of well, septic system and stormwater management facility.
- **Traffic Impact Study**, taking into account the proposed phasing and timing of the MTO Highways 6 and 401 Improvements project. The Terms of Reference for the TIS should be reviewed by the Township, County and MTO before commencement of the study.

Should the proposal proceed to site plan approval, the above-mentioned documents and drawings would need to be updated as required to reflect the final design of the development, and the following additional documents and drawings would be required:

- **Site Plan**, generally showing the proposed above ground infrastructure and services including but not limited to buildings, curbs, parking areas, loading areas, turning areas, entrances, easements, fire routes and fire protection infrastructure, signage, fencing, lighting, sidewalks, catchbasins, and potable water well.
- **Site Grading and Servicing Plan**, generally showing the existing and proposed site grading, and proposed underground infrastructure and services, including but not limited to storm sewers, water and sanitary lines, septic system and stormwater facilities.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction.
- **Landscaping Plan and Tree Preservation Plan**, designed to illustrate existing and proposed plantings onsite and required restoration works for the property.
- **Photometric Plan**, demonstrating how the site is to be illuminated in accordance with Township Standards.
- **Spills Management Plan**, to document the control of potential spills for the subject property.
- **An Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Andrea Reed, P. Eng.
Project Engineer



3-5 Edinburgh Road South
Guelph, Ontario
N1H 5N8

519.822.6839

info@aboudtng.com

www.aboudtng.com

URBAN FORESTRY
ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION
NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES
SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE
MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION
LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

August 10, 2022

Our Project #: AA21-049A-011
Sent by email: jbunn@puslinch.ca

Jeff Bunn, Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: 4631 Sideroad 20N, Township of Puslinch
Ecological Constraint Review, Pre-Submission Application
Proposed Estill Innovation District**

Dear Mr. Bunn:

Aboud & Associates Inc. has been retained by the Township of Puslinch to complete an Ecological Constraint Review of the pre-submission documents for a proposed Innovation District located at 4631 Sideroad 20N. We have reviewed the following documents as part of our assessment:

- Estill Innovation Community Request for Proposal, Danby Appliances, undated,
- Danby Development Concept Puslinch 2, undated,
- Aerial photography of the subject site, Google satellite imagery, April 2017, and June 2019,
- Wellington County Official Plan (July 20, 2021, consolidation), including Section 5.0 Greenlands Systems policies,
- Township of Puslinch Comprehensive Zoning Bylaw No. 023-18 (May 2021 consolidation) including Map A-4, Schedule A, and section 12.4 NE Zone requirements,
- The Provincial Policy Statement, Ministry of Municipal Affairs and Housing, 2020,
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 office consolidation,
- Wellington County Draft Natural Heritage System Mapping, accessed July 2022,
- GRCA mapping (accessed July, 2022) of natural heritage features (e.g., regulation limit, GRCA and OMNR wetlands, ANSI's, and MNR Woodlands), and
- Natural Heritage Information Center, Make-a-Map, accessed July, 2022.

Our review has identified the following regarding the presence of ecological constraints or concerns, as they relate to the proposed development at 4631 Sideroad 20N.

- Significant Natural Heritage features are present within the property limits, including a portion of the Cranberry Oil Well Bog Provincially Significant Wetland Complex.
- The Wellington County Official Plan Schedule A7 identifies Core Greenlands and Secondary Agricultural lands within the property limits.
- The property includes lands within the GRCA regulated area.
- The MNDMNRF Natural Heritage System mapping does not identify any additional natural heritage features.
- The Wellington County Draft Natural Heritage System mapping identifies proposed enhancement linkages within the property limits.
- Our Species at Risk review of the NHIC 1km squares, Ontario Reptile & Amphibian Atlas, Ontario Breeding Bird Atlas, and Atlas of the Mammals of Ontario, has determined that habitat for Species at Risk is possible within the property limits, specifically within the wetland and adjacent lands, and the vegetated areas to the northwest. Agricultural areas may also provide habitat for grassland breeding birds, depending on the type of agriculture present. Species of conservation concern identified in the background review include Blanding's Turtle, Northern Map Turtle, Snapping Turtle, Midland Painted Turtle, Eastern Ribbonsnake, Milksnake, Jefferson Salamander, Bobolink, Eastern Meadowlark, Common Nighthawk, Red-headed Woodpecker, Eastern Wood-pewee, Wood Thrush, Bank Swallow, Grasshopper Sparrow, Barn Swallow, Chimney Swift, and American Burying Beetle. These species should be considered when scoping the Environmental Impact Study to ensure compliance with the ESA.
- The site is within the boundaries of the Growth Plan for the Greater Golden Horseshoe and includes lands within the natural heritage system identified as Key Hydrologic Features. Key Hydrologic Features are described as the following: *Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.*
- Per the Growth Plan for the Greater Golden Horseshoe, outside of settlement areas, development or site alteration is generally not permitted in Key Hydrologic Features,

and proposals for new development or site alteration within 120 metres of Key Hydrologic Features must identify a vegetation protection zone (VPZ). The VPZ must be no less than 30m from the outside boundary of the Key Hydrologic Feature.

- Per the Wellington County Official Plan, development is not permitted within Core Greenlands. Adjacent Lands are identified as lands within 120m of Provincially Significant Wetlands.
- Per the Wellington County Official Plan, where development is proposed 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, where 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.*
- Per the Township of Puslinch Zoning By-law, the subject property includes lands designated as Natural Environment.

Our review of the pre-submission documents and background information has determined that, with respect to ecological considerations, the proposed development, as shown in the Danby Development concept 2, may conform to the Natural Heritage policies of the PPS, Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan and Township of Puslinch Zoning By-law. The following should be completed for the site to ensure conformity with the policies.

- Completion of a Natural Heritage Evaluation or Hydrologic Evaluation per the Growth Plan for the Greater Golden Horseshoe.
- Wetlands must be staked in the field and confirmed with the GRCA to determine current limits.
- The Development plan must ensure a minimum VPZ of 30m from the Provincially Significant Wetland feature on the subject property.
- The Development limits should be evaluated to determine if any areas or features meet criteria for significant woodlands, provide significant wildlife habitat, or habitat for species at risk.

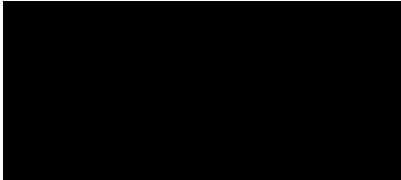
- The site should be reviewed for additional wetlands and natural or naturalized vegetation communities through the completion of Vegetation Assessments utilizing the Ecological Land Classification system.
- Consideration should be given to adjust the site plan to maintain or provide linkages to adjacent Natural Heritage Features per the Wellington County Draft Natural Heritage Mapping enhancement linkages.

Given the above, it is expected that a scoped EIS that satisfies the requirements of the Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan, Township of Puslinch Zoning By-law and the GRCA will be required to move forward with the proposed development on the subject lands. A proposed Terms of Reference should be submitted prior to completing any studies to ensure the scope of study is adequate for the site.

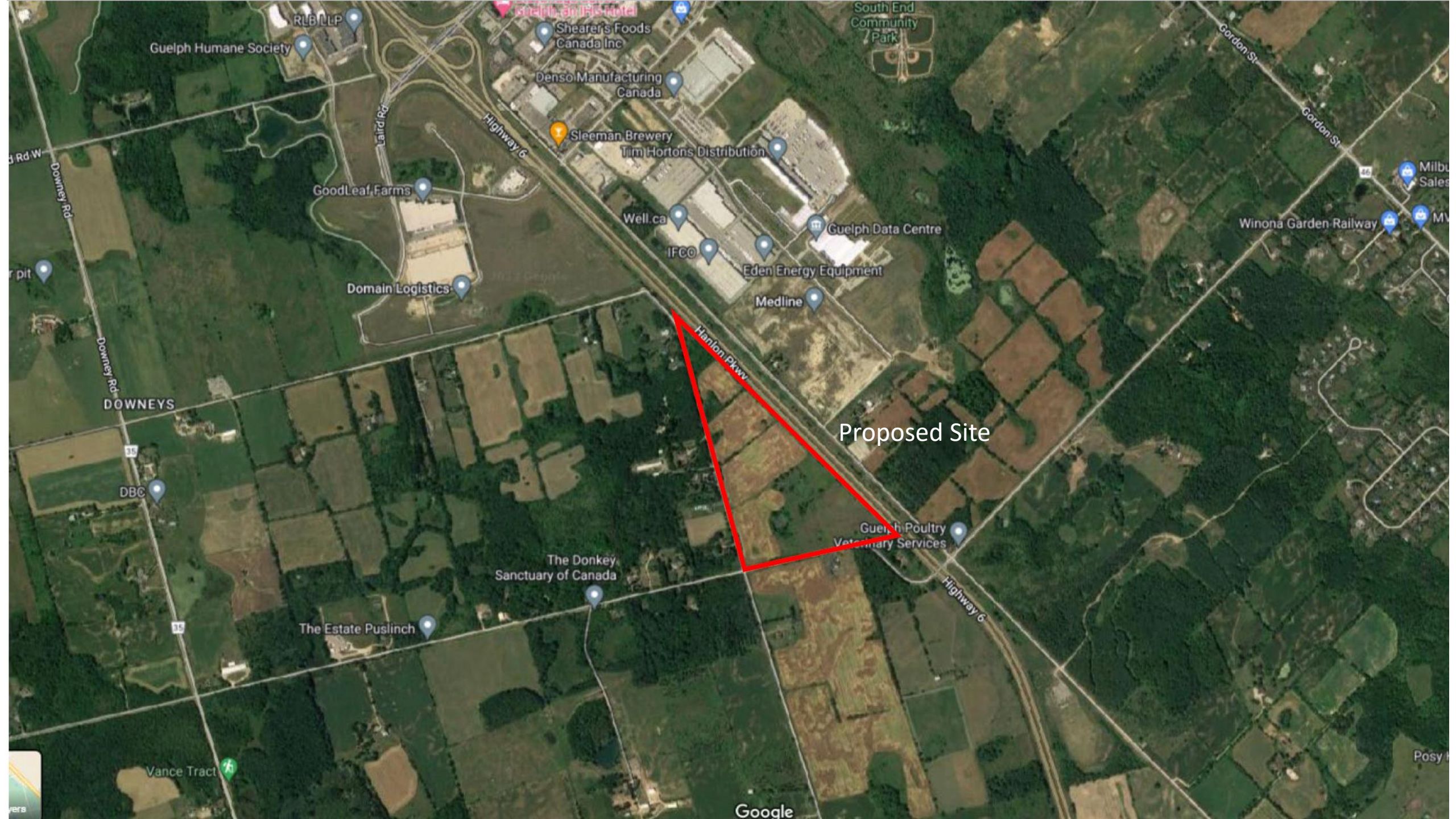
Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.



Cheryl-Anne Ross, B. Sc. F.W.T.
Ecology Lead & Wildlife Ecologist



Proposed Site

Danby Building 1 = 300,000 s.f.
+ Mezzanine = 97,000 s.f.
Link Building = 19,500 s.f.
Danby Expansion = 100,000 s.f.
Building 2 = 100,000 s.f.
Building 3 = 100,000 s.f.
Building 4 = 100,000 s.f.
Daycare = 5,600 s.f.





Estill Innovation Community

[Confidential Project]

March 16th, 2022

Estill Innovation Community

Danby Products, Inc.
5070 Whitelaw Road
Guelph, Ontario,
N1H 6Z9

T 866-943-2629

www.danby.com

March 16th, 2022

Private and Confidential

We would like to make history for Guelph with the potential of bringing hundreds of new jobs to the City. We are calling our development the **Estill Innovation Community.**

In the Estill Innovation Community, we will create a business hub of head offices. Head offices are gold for cities because they create a wide variety of jobs that span the range of executive positions, engineering, design, marketing, sales to accounting right down through to hourly positions.

Head offices often support local charities like the River Run Centre, children's sports teams, hamper drives, community theatre, Guelph Symphony, Humane Society, etc. For example, in the case of Danby Appliances and my family, we have donated and made commitments of over \$10,000,000 to local charities including both hospitals, Hospice Wellington, University of Guelph Arboretum, Rotary Foundation and Salvation Army as like others, we support the communities we work and live in.

Head offices contribute heavily to tourism since they are visited by suppliers and customers. For example, I know in the case of Danby, we had multiple visitors weekly and some weeks would host larger events with 50 out of town dealers. We also bring branch people in for training – often for a few weeks. We have done sales retreats in Guelph where our sales reps worldwide attend sessions live in Guelph. Head offices drive tourism and create good jobs.

We will build an adjoining building for seven head offices and in the middle, we will build a number of shared facilities like a gym, daycare, boardrooms, conference rooms, interview rooms, classrooms and a cafeteria. We will build shared desks and co-working space.

This area will be where we locate a new Agri/Food Tech incubator called **Innovation Circle. University of Guelph is known for food and agriculture and this halo extends to Guelph. We will add a focus on the circular economy.**

We will invite Innovation Guelph to locate here rent free for 10 years.

I was fortunate to be one of the co-founding members of Communitech. I saw the power of clustering start-ups firsthand. This will be like Communitech but focused on Agri/Food Tech. In business, you do not want to exactly copy, or you will always be following. You want to find a slightly different niche. Ideally the niche should be in a growth area and food/ag and circular economy is a huge growth area.

Start-ups need capital. We will set up a new \$5,000,000 fund to invest in emerging start-ups. I almost always co-invest so we will work with local Angel and Venture Capital groups. Groups like Matr – a diversity fund that invests in Black, Indigenous, LGBTQ and other minorities. I am a partner in Golden Seeds, a fund that invests exclusively in female founders. I am on the board of Endeavor, a Venture Capital fund that invests in start-ups as well as growth stage companies.

I have been the seed investor, advisor, mentor, founder and board member in over 150 start ups. Some of the more notable ones would include BlackBerry, Well.ca, Miovision, Clearpath Robotics, Touch Bistro, ShipperBee and Connect Tech. In the proposal, we share more information on some of my investments and start- ups.

Many of the start-ups will make physical products so will require some manufacturing/warehouse space. We will build 6-12 spaces that are 500 to 3,000 square feet to allow this. Again, we will share resources so there will be amenities such as a drive-in dock, a truck level dock and Danby can provide forklift services for when it is needed. For example, if one of the companies has a meeting with Loblaw's, they just book a boardroom so there is no need for private boardrooms or even offices in production areas.

The kitchen in the cafeteria will be a large commercial kitchen which can be used by start-ups for experimentation. For example, if someone wanted to make a salsa, probiotic protein bars, freeze dried shakes, teas or sauerkraut, they could use the kitchen for early production, experimentation and testing. We will offer co-space in the kitchen.

One of the head offices that will re-locate is Puresource/Now Foods. They currently produce supplements and have a full quality lab for testing food.

I have a connection to the head offices that will move to the Estill Innovation Community. For example, I started a company in 1990 making eco-friendly detergents called Simply Clean. That company merged with Pure Source which later merged with Now Foods. Pure Source continues to make and sell Simply Clean.

The Innovation Hub will be built immediately. This really helps the city with taxbase. Developers often buy property and hold it in inventory for decades like we have seen multiple times in the past.

As soon as it is built, this development will host 600 jobs. This number will soon double. Most of the jobs moving to this community will be new to Guelph. The only exception is one of the Danby re-manufacturing facilities which is currently located on Southgate which will move to the new space. That facility accounts for only 40-50 of the jobs noted above.

The main net zero building will be a North American showpiece eco-friendly LEED building including many innovative features like the re-use of rainwater. I am a long-time environmentalist and want the Innovation Hub to reflect that.

Guelph needs immigration and I have personally privately sponsored and agreed to sponsor almost 1,000 refugees. We will locate the Estill Refugee Centre at this location and continue with the refugee work we do.

The Estill Innovation Community will be a community anchor. We will build parkland with baseball and soccer fields, a rink, and washroom facilities. We will build a trail network that connects it to the existing Guelph trails. People who live in the south end can cycle to work on trails and shower in the gym when they arrive. We will build shared community gardens to add to the local food security and strengthen neighbourhood ties.

We look forward to making history in Guelph.



**Jim Estill, Owner, CEO
Danby Appliances**

Table of Contents

Section	Technical Proposal Content	Page
-	Executive Summary	6
1	Proponent Profile	10
	– Proponent Introduction	11
	– Business Owner-Investors	13
	– Development & Project Management Advisor	15
	– Project Organization & Team Members	19
	– Contact Person	19
	– Project Experience	26
2	Development Plan	32
	– Our Understanding	33
	– Development Plan Vision	34
	– Creating a Better Business Eco-system Platform	37
	– Accelerating Innovation for Agricultural/Food Technology	39
	– Building Net Zero and Sustainable Investment	42
	– Investing in Our Community	46
	– Development Plan Concept	47
	– Economic Impact of the Estill Innovation Community	48
	– Development Process	53
	– High Level Development Timing Schedule	56
3	Value Offer	57
4	Ability to Execute	64
A	Appendix	66
A1	– Business Owners-Investors	66
A2	– Letters of Support	74
A3	– Danby: Expanded Corporate Profile	90
A4	– Avison Young: Expanded Corporate Profile	96
A5	– Community Philanthropy	106
A6	– Avison Young Detailed Biographies	108

Why the Estill Innovation Community?

To deliver a world class investment we will:



Create a hub of head offices bringing a wide variety of jobs and greatly increasing tourism dollars spent in the community.



Create an Agri/Food tech incubator complete with funding, space and ecosystem required to help companies thrive.



Integrate with the community through trails, playing fields, rinks, and community gardens.



Address the City of Guelph's strategic priorities.



Build a leading-edge net-zero environmental showcase building that will make Guelph proud.

Executive Summary

Establishing a world class innovation community

Development Vision – “Estill Innovation Community”

The Estill Innovation Community will be an eco-system in which people work, learn and play. We have a bold vision to build an innovative and circular community that is aligned with the future growth and strategic priorities of the city we locate in.

- **Head Office Hub** – Create a world class consortium of 7 head offices that will immediately relocate to Guelph and create a full range of upper-level jobs, generate business taxes and drive tourism.
- **Agri/Food Incubator** – Build an innovation incubator to accelerate the work of key sectors within Guelph’s economy, agri-tech and leveraging Guelph’s role within the Innovation Corridor
- **Refugee Center** – Build a refugee centre to encourage the growth of Guelph’s employment base with immigration
- **Community Park** – Create a community park to ensure there is adaptable green infrastructure.

Together, we will create an innovative and integrated eco-system with mixed use areas that are better for business, people and our planet right here in Guelph. Truly a “circular community”. We recognize expanding economic activities, attracting investment and establishing an entrepreneurial ecosystem are key components of achieving Guelph’s vision of creating a prosperous city. We will commit to integrating bold sustainable plans and actions throughout the development. We see the integration of driving our economy and protecting our environment as intrinsically intertwined.



Development Highlights – Estill Innovation Community

A. HEAD OFFICE HUB

Our development vision is to transform the property into an Innovative Ecosystem creating a vibrant, sustainable manufacturing hub that will foster a world-class business hub as part of the Innovation Corridor. This will be built in a netzero, ecofriendly showcase building that will be leading edge in North America, with co-shared board rooms, training areas, cafeteria, daycare and gym facilities. We have assembled a consortium of 7 new head offices to re-locate to Guelph, delivering over 600+ new jobs including executive, managerial and skilled trades positions to be a part of this business hub. In addition, we will encourage Innovation Guelph to be a part of our eco-system, with a “free-rent” agreement. Together, this will position the city as a center for business excellence and immediately establish a world-class business eco-system comprised of significant business entities.

1. Danby Products – 200 employees

Danby will build a new head office/sustainable manufacturing and logistics warehouse as the heart of the development, which will position this property as their primary sustainable manufacturing location in Eastern Canada. Jim Estill is the owner, President and CEO. The Danby factory outlet is a destination location for appliance buyers across Ontario.

2. Upper Canada Forest Group (UCS) – 75 employees

UCS Forest Group is North America’s premier distributor of specialty wood products and decorative surfaces for the architectural woodworking, commercial and residential furniture, and cabinet-making industries. Jim Estill is Chairman of the Board. The UCS factory outlet A&M Wood is a destination location for woodworkers and instrument makers.

3. Puresource/Now Foods – 160 employees

Puresource/Now Foods is a leading manufacturer of natural wellness products across Canada with a focus on shelf stable natural and organic foods, personal care products, natural cleaning supplies, and supplements including sports nutrition. Jim Estill is the Chairman of the Board. Simply Clean, one of the companies that was founded by Jim and has been merged with this organization.

4. Farley Group – 75 employees

The Farley Group are experts in design, manufacture, installation, and the service of air supported structures with a forward-thinking focus on innovation. Jim Estill is a member of the board of directors and owns 20% of the company.

5. TrafficSoda – 10 employees

TrafficSoda is a full-service digital marketing company. Jim is the Chairman of the Board. TrafficSoda was created by merging DDE Media, a digital agency started by Jim together with TrafficSoda.

6. Clutch.ca – 40 employees

Clutch, founded in 2016, is a vertically integrated online car retailer for pre-owned vehicles in Canada. Jim is an advisor in this disruptive business model.

7. Humble Snacks – 40 employees

Humble Snacks is the first ever creator of organic, light and crispy potato chips in certified compostable and plastic free packaging. As a Agri/Food start-up, they will be the inaugural company taking part in the innovation incubator. Jim Estill will be an investor of the company through the start up fund that is part of the Agri/food incubator.

8. Matr Ventures – 5 employees

Matr Ventures has agreed to locate a satellite office in the space. Matr Ventures is a venture fund that invests in Black, Indigenous, LatinX, Persons of Colour, Women, 2SLGBTQ & Persons with disabilities. Jim Estill is on their advisory board.

B. AGRI/FOOD INCUBATOR – “Innovation Circle”

We will create an innovative agricultural/food tech start-up venture incubator space to inspire, accelerate, and support business activities. Developing an exciting platform to support Agri/Food Tech innovation (think Communitech) and build on the City’s strength as a leader in AgriFood. To accelerate this incubator, a \$5 million investment fund will be established to invest in and grow these businesses. In addition, we will create a dedicated shared space, with a shared commercial kitchen and for those start-ups that require it, we will provide physical production space with units varying in size from 500 to 3,000 sq. ft. With the unique connectivity to the established businesses in the businesses eco-system, the incubator will also support the development of key relationships with our strategic partners.

C. PHILANTHROPIC INVESTMENT Estill Refugee Centre

Purpose-driven philanthropy is at the core our mantra “Do the Right Thing”, especially when it comes to people. As part of the sustainable “eco-system” the Estill Refugee Centre will be created. A collaborative space to put the business structure in place to provide the resources and support necessary to ensure the successful relocation of refugee families into our community.

The development of this centre and program will continue to fuel successful immigration to our community and will make a profound difference to the growth of Guelph’s talent and employment base. Such an initiative has the ability to attract more businesses to our city with an expanded workforce and provide the City with a competitive advantage unique to Guelph

Community Charity

We believe that investment in local social needs creates stronger and more resilient communities. As a predominate leader and integral part of the Guelph business community, Jim and The Estill family together with Danby have donated over \$10 million to various local charities and non-profits in the decade. Local philanthropy will grow to many times that value with our continued commitment to invest in the community that is selected for the development, combined with the additional support of new companies that will relocate to the municipality selected to be a part of the Estill Innovation Community.

Head offices are known to contribute much more to community charities than branch warehouses or branch offices.

D. COMMUNITY FOCUSED INVESTMENT – “Danby Park”

As part of the development, we plan to build Danby Park as an important community hub and destination for all, that will include sustainable community infrastructure. Danby Park will be comprised of park spaces, kilometers of trails that have the ability to connect with existing trail networks and will support active recreation and enable people to bike to work. Recreation amenities such as soccer and baseball fields, an outdoor rink, and a public washroom facility are planned. We will build community gardens. As a property steward, we recognize the importance our property will have in developing the business and community environment of the selected Municipality. We will work with the city to ensure sports fields and gardens are added to existing inventory/booking system.

Benefits to the City

The **key themes** and **alignment** with the City's **guiding principles, strategic priorities, and goals.**

- **Investment in industry and clustering of research, talent and infrastructure:** Our vision immediately establishes a world-class business eco-system comprised of significant business entities together with Innovation Guelph. Research, talent and infrastructure tends to centre around head offices.
- **Foster and attract talent for a global impact:** The development plan will increase the required talent and expertise to meet our ambitious vision. This will result in attracting the 'best of the best' to Guelph, building a career pathway from Guelph's post-secondary institutions to become lifelong residents, and accelerating relationships with local businesses.
- **Engine for significant economic growth:** At the core of our development plan is the immediate relocation of seven company Head offices with the addition of 600+ jobs to Guelph. With the certainty of these tenants and guided by the Development Plan and vision, these numbers will increase as the property completes its development.
- **Building a better business platform:** The vision for the development includes a greater portion of higher skilled, professional jobs that tend to be paid higher, driving more taxes and disposable income into the local economy
- **Community investment to drive and expand tourism:** Attraction of new head offices will result in increased business tourism to the city. Head offices get visited.
- **Purpose-driven philanthropy:** This is at the core our mantra "Do the Right Thing", especially when it comes to people. As part of the sustainable "eco-system" the Estill Refugee Centre will be created and will make a profound difference to the growth of Guelph's talent and employment base
- **Establishment and promotion of local talent through a development program:** This development is based on moving multiple head offices to the Guelph area, which will offer a full range of jobs
- **Collaboration with University of Guelph:** The incubator will be working in collaboration with the University of Guelph. The focus is to create a centre focused on agricultural innovations and developments that promote the reduction of human-caused climate change



Estill Innovation Community



Proponent Profile

Proponent Introduction

Establishing a world class innovation community

Active business leader, **Jim Estill, C.M. O.Ont, Hon Doctor of Laws (U of G)**, is a proud supporter of the potential development and is the **sponsor and visionary of this opportunity.**

Jim is a Canadian technology entrepreneur, visionary, and philanthropist who has served as President, CEO and owner of home appliance manufacturer **Danby Products Ltd** since 2015.

During his career, Estill has been an early investor, mentor, advisor, or board member to such companies as:

- Blackberry (one of the founding board members)
- Connect Tech (Founded and sold to HEICO Corporation – still employs over 100 people in Guelph)
- Well.ca (sold to McKesson – still employs over 100 people in Guelph)
- EMJ Data (founder - sold to SYNEX Corporation which currently occupies the 620,000 square feet in the old Imperial Tobacco building and employs hundreds of employees)
- Touch Bistro
- DDE Media (founded and merged with Traffic Soda)
- Slipstream (sold to Blackberry)
- Clearpath Robotics
- Border Networks (sold to Secure Computing)
- ShipperBee (Founder - sold to Torstar)
- CaseBank
- Kik
- Spicer (sold to Open Text)
- Farley Group
- Miovision
- PostRank (sold to Google)
- Inex (sold to InfoSpace)
- Simply Clean (Founder – merged with Pure Source that merged with Now Foods)
- Iotum
- Sky Generation (sold to Sprott Power)
- Printer on (sold to Samsung)



Jim was one of the co-founding members of **Communitech** and one of the co-founding members of **Western Ontario YPO** (Young Presidents Organization).

Jim's journey of entrepreneurship and innovation, has been a journey of identifying opportunities and building companies that improve the way we live, work and play. **The [Confidential Project]** would be no different. Knowing the potential of the land as well as having a clear vision of the long-term impact of business activities, jobs, tourism investments and community development that would benefit the people of Guelph has inspired Estill to gather a team of world-class business investors, and development and project management partners to bring this opportunity to reality.

Ultimately, **the [Confidential Project]** is a platform to "do good and change the world".



Estill's vision is unique, forward thinking and transformational.

The consortium of world class business that will be at the heart of this project are comprised of both local entrepreneurs and Canadian business leaders who are drawn to the advantages Guelph can offer.

The **Estill Innovation Community** is a leadership team drawing on the skills and experiences of several of the region's top CEOs. Guelph entrepreneurs are proud members of this community and understand the uniqueness of this city and the importance that such investments make for the growth of their businesses and the extended growth of families and the prosperity of community. **Owner investors bring long-term development vision for the site, which will spur economic activity, increase business tax generation to the chosen Municipality, create jobs, and protect the property through sustainable development from day one.**

Business Owner-Investors

Under the leadership of Jim Estill, these Canadian business investors that form the Estill Innovation Community will be working in tandem with our development and project management partner to ensure the successful realization of this opportunity. The following highlights the credentials and experience of this world-class team, and their projected employee impact immediately upon arrival. Refer to Appendix A1 for detailed company profiles and Appendix A2 for letters of support from business investors and other organizations.



Established in Montreal, Quebec in 1947, Danby Appliances has been a proudly family-run company for 75 years. With the vision to create brilliant & inspired appliances designed to fit your space, Danby has become one of the leading refrigeration and specialty appliance companies in North America. A significant employer in Guelph, with a growing headcount of over 60% over the last 5 years, Danby continues to expand its products, services, and customer base. Danby's market share has continued to grow necessitating that its sustainable remanufacturing and logistics facilities expand accordingly. For additional information on Danby refer to Appendix A3.



industries. They offer a comprehensive selection of hardwood and softwood lumber, as well as a full line of decorative panels. The quality of their products and service

experience is unparalleled.

Part of UCFP's continued growth includes the integration of A&M Wood Specialty Inc. For over 40 years, A&M Wood Specialty Inc. has offered one of the broadest inventories of wood, and wood related products in North America. While unique, domestic and exotic live edge slabs make up a large portion of their offering, they also stock over 100 species of fine hardwood lumber and veneers, turning blanks, burls, musical instrument tone woods and specialty plywood.

This small, predominantly local business, quickly expanded into an international service for its dedication to quality and customer service. In 2007, after 34 years in business, A&M Wood Specialty Inc. was purchased by the UCFP Forest Group.



"Delivering the Difference"

Upper Canada Forest Group (UCFP) is North America's premier distributor of specialty wood products and decorative surfaces for the architectural woodworking, commercial, residential, furniture, and cabinet-making



Their continued business expansion and

integrated with A&M provides an exciting opportunity to relocate their head office operations to Guelph. This will allow them to expand their facility leading to an increase in their employment base. Overall, they see the Guelph market as the ideal option to expand their business operations.



“Our people make the difference”

Puresource/Now Foods is a leading manufacturer of natural wellness products across Canada. The focus is on shelf stable natural and organic foods, personal care products, natural cleaning supplies, and supplements including sports nutrition. With a dedicated national outside sales force in all provinces and inside customer service team, they are committed to providing their retail partners the very best in customer service and satisfaction. Products produced at Puresource in Guelph are sold worldwide through the Now Foods network.



AIR-SUPPORTED STRUCTURES



The Farley Group are experts in design, manufacture, installation, and the service of air supported structures with a forward-thinking focus on innovation. The Farley Group have been industry leaders with a hand in over 900 air-supported structures across the world and they are viewing this opportunity as an excellent catalyst to expand their business and tap into the city of Guelph’s highly skilled workforce.

As a manufacturer, supplier, installer, and service provider of air-supported structures, Farley works with the customers from conception to implementation and beyond.



Traffic Soda offers a full range of digital marketing services that help grow clientele’s customer base, while providing measurable ROI. Traffic Soda works with clients to optimize site content, increase organic site traffic with off-page tactics, while providing marketing content.



Clutch, founded in 2016, is a vertically-integrated online car retailer for pre-owned vehicles in Canada. Clutch aims to provide an incredible car buying experience for its customers by bringing a best-in-class ecommerce experience to the Canadian pre-owned car industry.



Humble Snacks have been leading the shift toward more sustainable lifestyles that include– consuming more organic food and choosing less packaging. Humble Snacks are excited to be part of Innovation Circle Food and Agri Tech Incubator. With access to this incubator, they will be able to actualize their venture, and accelerate growth by building a better business that shifts from humble “start-up” to successful “scale-up.”

Development & Project Management Advisor



Our vision, our difference

For decades, commercial real estate spoke of strategic, advice-led representation, workplace strategies and capital solutions. Instead, it maintained the status quo of line-of-sight transactions and real estate management services.

But today, more than ever, anyone engaged in real estate needs multidimensional data, technology, and consultative solutions to achieve their unique, rapidly transforming goals. How? By harnessing the collective intelligence of a culture-based company powered by its people. People leveraging relationships, data, technology, strategic mindsets, and diverse experiences as the tools for success in all aspects of real estate. Most critically, people committed to delivering value, not commodity services.

At Avison Young, we match top talent with top tools, partner with our clients, and innovate to deliver economic, social and environmental value. Armed with experience, knowledge, and industry-leading resources, we empower our clients to see the existing and changing conditions in which they operate to get the most out of their strategies, properties, portfolios, and investments.

Avison Young professionals are positioned to lead and exceed expectations – to deliver spaces and places that help businesses, employees and communities be their best.

Avison Young is the world's fastest growing real estate service provider founded in Canada. We are Canadians and proud of it.

Since our first Canadian offices were founded in 1978, we have not veered from our goal to create a more accountable and nimble real estate company. Avison Young is the world's fastest-growing real estate service provider, and we're proud to claim that Toronto remains our global headquarters.

Avison Young is first and foremost an economic, social and environmental catalyst propelled by its human character. We are a privately held company, so our clients work with partners who are directly invested in their success.

We realize the full potential of real estate by using global data platforms, which provide our clients with cutting-edge information and benefits. Together, our goal is to create healthy and productive workplaces for employees, thriving cities for their citizens, and places that create a net benefit for the economy, environment and community.

The range of services to meet all needs

Each client requires its own unique combination of real estate services and leading-edge expertise. Our teams are equipped to provide unique insights and benefits through consulting and planning, management and financing, investment, sale-leaseback and property management services for public, private and not-for-profit clients. This expands to expertise to meet additional demands whether institutional, office, retail, industrial, multi-residential and affordable housing, and hotel properties. The following provides summaries of the critical support that Avison Young will provide to ensure successful delivery of the Estill Innovation Community



Development & Project Management

Managing projects for the good of your business.

As your right project management partner, Avison Young helps you mitigate risk by managing even your most complex projects on time, on budget and in line with your strategic objectives. Our team of multi-disciplined, experienced professionals, are structured to meet the demands of your project and compliment your internal team. Applying our deep experience and market knowledge, we help you define your business and project goals—from vision to execution to finished project. Our range of services includes:

- Project management: **tenant fit-out services, pre-lease / development services, site selection comparison, due diligence, project implementation, project planning, design & documentation, construction budget monitoring, schedules and project oversight, construction bidding, sustainable practices & certification process**
- Capital projects: **construction management**
- Building services: **engineering, sustainability**

Development Advisory

Strategic insight, innovation and solutions to meet your business needs.

Our development advisors give you the insight, guidance and advice required to optimize your investments, and help you make more informed real estate decisions. We provide a range of advisory services from the initial planning stages, through to the delivery of the project including:

- **Asset investment consulting: project governance, strategic, service and capital planning, project development, feasibility analysis, highest and best use, business case development, options analysis, market intelligence, work-out strategies**
- **Infrastructure consulting: asset life cycle strategy & planning, financing & procurement, project organization, execution & construction, operations & maintenance and asset recycling, concession maturity & decommissioning**
- **Development advisory: provides integrated real estate services to help you navigate the complex development process and realize your property's full development potential.**

Unlike partnering with a developer, working with our experienced, capable, and effective Consulting team provides unbiased development advice and expertise that will advance the opportunity to be shovel-ready and bring certainty to your investment. Key activities include:

- **Identification of preferred and recommended high-potential development and redevelopment opportunities**

- **Creation of development concepts founded on creativity and deep market knowledge – ‘the art of the possible’**
- **Financial feasibility studies to validate investment, including institutional-quality financial Pro-Forma Analysis, Accredited Appraiser Canadian Institute (AACI) property appraisals, and highest and best use analysis**
- **Development strategy that ensures phasing, schedule, and project management strategies addressing and aligned to market insights and opportunities**
- **Internal and external organization stakeholder engagement and consultation (i.e., political engagement, community presentations) intended to build support for the development**
- **Guidance through municipal planning approval processes to optimize real estate market and planning opportunities**
- **Procurement assistance including but not limited to public tenders, engagement of design teams, and construction contract support and tendering**

Through these and other services, our development advisory team will ensure you are informed of opportunities and guided to make timely decisions. Our integrated real estate team has experience that spans the breadth and depth of the development industry.

Refer to [Appendix A4](#) for additional information on Avison Young.

Our Credentials



Platinum member

Among Canada's Best Managed Companies for 10 years in a row

In 2021, Avison Young was named a winner of the Canada's Best Managed Companies Platinum Club designation, retaining its Best Managed designation for the 10th consecutive year. The 2021 Best Managed program award winners are amongst the best-in-class of Canadian owned and managed companies demonstrating leadership in the areas of strategy, capabilities and innovation, culture and commitment, and financials to achieve sustainable growth..

As a best-in-class real estate firm, Avison Young holds members in the following industry leading organizations.



Project Organization & Team Members

Estill Innovation Community Project Team

Credentials and experience of key team members

We will ensure that we deliver the highest standards and team talent throughout the planning, development and operations of the Estill Innovation Community. In this section, we describe our overall governance, and key team composition.

Superior results start with innovative people

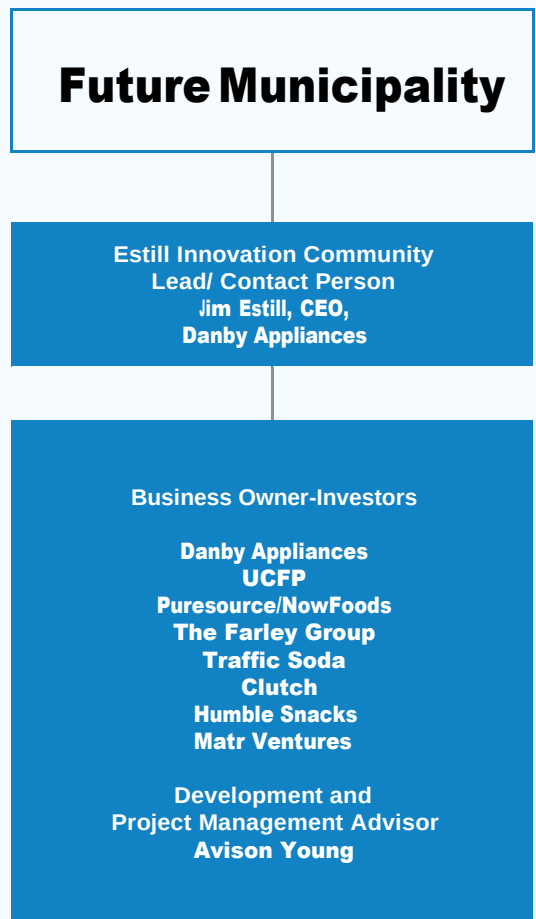
The adjacent organizational chart articulates how we will be structured to achieve the City's objectives, and best realize the potential of the Estill Innovation Community.

Jim Estill, Owner, and CEO Danby Appliances, will serve as the lead investor and be the primary point of contact for the City. He will be ultimately accountable for the purchase, development and operation of the property. Jim will:

- Oversee the realization of the Development Plan and vision;
- Ensure we are meeting our economic, social and environmental commitments;
- Address any issues, concerns, or questions;
- Provide oversight to all resources deployed and deliverables produced; and
- Be responsible to foster partnership with the City.

Contract details area:

Jim Estill, CEO, Danby Appliances
A: 5070 Whitelaw Road, Guelph, ON, N1H 6Z9
T: (519) 837-0920 x1403
M: (519) 362-2325
JEstill@danby.com



Additional information of key team members can be found in the following pages.

Jim Estill C.M. O.Ont, Hon Doctor of Laws (U of G)



T: (519) 837-0920 x1403
M: (519) 362-2325

JEstill@danby.com

Danby Appliances
A: 5070 Whitelaw Road,
Guelph, ON, N1H 6Z9

Awards



Order of Canada
June 2018



Order of Ontario
June 2017

“Investors foster jobs. Founders bring jobs and economic prosperity.” Jim Estill

Jim Estill leads by example to encourage employees to think differently and experiment with products and processes. He is a serial innovator and technology entrepreneur who once grew a computer business from the trunk of his car to more than \$2 Billion in sales.

Jim is praised for his philanthropic ventures which include sponsoring, educating, and hiring Syrian refugees to help equip them with the tools to succeed in a new life in Canada.

He is currently the owner and CEO of Danby (the leading refrigeration and specialty appliance company in North America) and see's The [Confidential Project] as an ideal opportunity to relocate Dandy offering hundreds of jobs to the City of Guelph along with the opportunity to quickly expand on the Danby ecosystem and attract other likeminded organizations which will have a significant economic impact on the City of Guelph and the immediate development of the [Confidential Project].



Jim Estill C.M. O.Ont, Hon Doctor of Laws (U of G)

Charitable Work

Please see the following for an overview Jim's commitment to local charities. Danby and the Estill family have donated over \$10,000,000 to various local charities over the past decade. Refer to [Appendix A5](#) for additional community philanthropy activities.

Local Charities \$1 Million + (partial list)



Jim Estill C.M. O.Ont, Hon Doctor of Laws (U of G)

Charitable Work

Local Charities < \$1 Million (partial list)



Jim Estill C.M. O.Ont, Hon Doctor of Laws (U of G)

2020

- **2020 Global Impact Award Regional Honorees - Young Presidents Organization (YPO)**

2019

- **Entrepreneur of the Year award Ontario - EY Canada Entrepreneur of the Year**
- **UOSSM Humanitarian Award - Union of Medical Care and Relief Organizations-Canada**
- **CanadianSME Lifetime Achievement Award - CanadianSME National Business Awards**

2018

- **Fellow of the Canadian Academy of Engineering - Canadian Academy of Engineering**
- **Honorary Degree – Doctor of Laws University of Guelph**
- **Order of Canada- Government of Canada / Governor General's Office**

2017

- **Order of Ontario - Lieutenant Governor of Ontario**
- **Building Bridges Award - Muslim Society of Guelph**
- **Friends of the Community Award - Muslim Awards for Excellence (MAX)**
- **Syrian Bridges Award - Jusoor Syria**
- **Corporate Social Responsibility Award - International Development and Relief Foundation**
- **Hero of the Global Campaign Against Extremism & Intolerance - Global Hope Coalition**
- **Legacy Award - Young Presidents Organization (YPO)**

2000

- **Alumni Achievement Medal -University of Waterloo**



Avison Young

Development and Project Management Project Team

The following Avison Young experts will serve as Development and Project Management advisors to Mr. Estill, and the business owner-investors..

Brent Kingdon, Principal, Practice Leader Project Management Services, is a Project Manager, Facilities Consultant and Planner specializing in the planning and implementation of Office, Retail and Mixed Office / Industrial Commercial Projects. Brent has over twenty-five years of experience in “hands-on” development of land, buildings, industrial warehousing and office environments. With experience spanning from early information gathering to implementation, he is considered one of Canada’s leading experts in his ability to direct and control all aspects of complex projects without exception, to the satisfaction of corporate clients.

Arlene Dedier, Principal & Executive Vice President, Canadian Practice Lead Project Management Services, has over 25 years of experience with an extensive background in architecture and construction management in the commercial real estate, retail, industrial, and hospitality industries. She has a proven ability to direct ground-up construction, tenant-fit out and renovation projects, overseeing several multi-million-dollar projects simultaneously. Arlene’s expertise will be an important contribution to the Estill Innovation Community as she will contribute her development and construction expertise required to manage numerous tenant fit outs

and base buildings projects. Her ability to work seamlessly, with diverse teams of stakeholders allow her to quickly determine a projects issue and find ways to solve them.

Eric Swanson, Senior Vice President of Project Management, has over 30 years of experience in the development and construction of real estate. As a key member of the Avison Young Project Management team, Eric provides important land, office and industrial development expertise which will be critical to the successful realization of the Estill Innovation Community. Additional real estate expertise which Eric brings includes his understanding of retail, multi-family residential, and Public-Private Partnerships.

Paul Laskowske is SVP, Director of Construction works with and in collaboration with the Avison Young – Project Management and Development teams. In this role Paul provides important support and leadership overseeing the design and construction of all projects and developments. In his role Paul oversees the development of best practice contracting practices, systems, and processes which will be implemented for the Estill Innovation Community. Over the years, Paul has established and maintained relations with architects, contractors, major trades and professional organizations which makes him a powerful ally.



Scott Pickles, National Director, Real Estate & Infrastructure Consulting, is a Registered Architect, having worked as a strategic advisor, a sustainable real estate developer, and in various roles within municipal government. He is a highly qualified strategic project manager advisor who has guided clients to make informed real estate and infrastructure investment decision-making. Now leading Avison Young national Real Estate & Infrastructure Consulting team, Scott will play a critical role in providing development advisory insights, guidance and innovative solutions required to optimize this investments and make more informed real estate decisions.

Nick Patheyjohns is a Building Engineering Services Associate Director with over 12 years of consultancy and contracting experience in the construction industry working in various sectors such as retail, commercial, healthcare, leisure and residential. Nick will provide an important compliment to our Development and Project Management team member by providing building consultancy including Low and Zero Carbon solutions, building performance and thermal modelling, Utilities, Technical Due Diligence (TDD) and Planned Preventative Maintenance (PPM), mechanical building services design, defect analysis and reporting/condition surveys.

If additional expertise is required, the local Avison Young team will engage subject matter experts from across our local, national and global network in order to ensure the Estill Innovation Community and City have access to the expertise and talent required. This expanded support will increase the project's access to leading and innovative best practices.

Detailed resumes of the proposed team can be found in [Appendix A6](#).

Project Experience

G&W Survalent

Survalent, Brampton



Engineered to order. Built to last.

209,000 sf new build tenant fit out of an Orlando cold shell speculative building at 7965 Heritage Road, Brampton, Ontario.

Upgrades include 2,500-amp power, 26 overhead cranes, air conditioned throughout, two drive-in paint booths, two curing oven rooms, welding, fabrication, and sandblast assembly adjacent to electronics assembly cleanroom.

Particularly notable is the inclusion of a six-bay solar carport and an Electric Vehicle (EV) charging system on a separate microgrid.

Services

- **Location Option Analysis**
- **Building Team Development and Management**
- **Interior Planning and Layout**
- **Budget, Schedule**
- **Construction Coordination**
- **Equipment, Fixtures, Furniture, Equipment**
- **Previous Premises Restoration at Lease End**
- **Move Management**

Project Experience

Pitney Bowes

Property type
AOB Distribution Center

Project type
Industrial

Location
Greenwood, IN

Project size
446,500 sf

Project duration
1 year 2 months



As the project managers for Pitney Bowes, Avison Young is managing the construction of 446,500 sf distribution center in Greenwood, Indiana. The distribution center is made up of 436,500 sf of warehouse containing a state-of-the-art material handling equipment and 10,000 sf of office space with availability for future expansion on the 49.5-acre parcel. Construction is still underway with a substantial completion at the end of September 2018.

Services

- **Budget Development**
- **Schedule Management**
- **Design Oversight**
- **Construction Management**
- **Close-Out**



Project Experience

Mitsubishi MHI Aerospace Inc



Avison Young assembled the appropriate project team to complete the construction of 190,000 sq ft supply chain and logistics centre, interconnected to their aircraft wing and fuselage assembly building via a link across properties and a sloping elevation, without disruption to the assemble operations.

Services

- **Design and Concept Development**
- **Construction Team Management**
- **Budget and Schedule Development**
- **Schedule Management**
- **Vendor Coordination**
- **Construction Oversight**
- **Fixtures, Furniture and Equipment**
- **Close-Out**



Project Experience

The Peel Children's Aid Society

Property type
Class "A" Office Headquarters and Community Hub

Project type
Owner-Occupied New Building

Location
Mississauga, ON

Project size
110,000 sf

Project budget
\$32 million



The Peel Children's Aid Society selected Avison Young to create a new owner-occupied facility, incorporating the office needs, community hub, outreach programs, youth in care and community support materials distribution in a single, unified efficient facility. The budget for the project was key in delivering high performance business and team environments combined with a safe, efficient and dynamic program space. The Board of Directors required the building to be on a key transportation line, central to the community and supportive and accessible for all staff, stakeholders and children in care.

[Link to Video: https://youtu.be/Q8_9XX9nisk](https://youtu.be/Q8_9XX9nisk)

Process

The project scope was divided in 7 main elements:

- Define the requirements of the building in detailed spatial and operational analysis
- Identify purchase ready lands in a minimal availability market, negotiating a sale or services land
- Create the specifications for a Design-Build of the building and site including three upper floors, one fully function below grade level for building amenities
- Manage the budget, timeline and quality of the Design-Builder
- Create Specifications for all Fixtures, Furniture and Equipment, specialties and technology, undertaking RFP, negotiations, contract awards, lead time management and installation quality oversee
- Undertake Move Management and close out of the previous leased facilities
- Undertake the Project Closeout and warranty administration. Transfer to Avison Young Property Management Groups for ongoing operations



Project Experience

Mills Fleet Farm Distribution Centre



As the project managers for Mills Fleet Farm, Avison Young managed the design and construction of a 1,126,368-sf distribution center in Chippewa Falls, Wisconsin. The new building consisted of 1,111,763 sf of warehouse space containing racking, pick modules, H3 rooms, remote maintenance/shipping offices, and a front of house office for employees, consisting of 14,605 sf. The Avison Young project management team oversaw developer construction on the owner’s behalf with an end result of a \$2 million construction savings and distribution beginning in the new facility 9.5 months after breaking ground.

Project
Industrial

Project type
Mills Fleet Farm Distribution Centre

Location
Chippewa Falls, WI

Project size
1,126,368 sf

Project duration
9.5 months

Project Experience

American Outdoor Brands

Property type
AOB
Distribution Center

Project type
Industrial

Location
Columbia, MO

Project size
632,774 rsf

Project budget
1 year 2 months

Services

- **Budget Development**
- **Schedule Management**
- **Design Oversight**
- **Construction Management**
- **Close-Out**



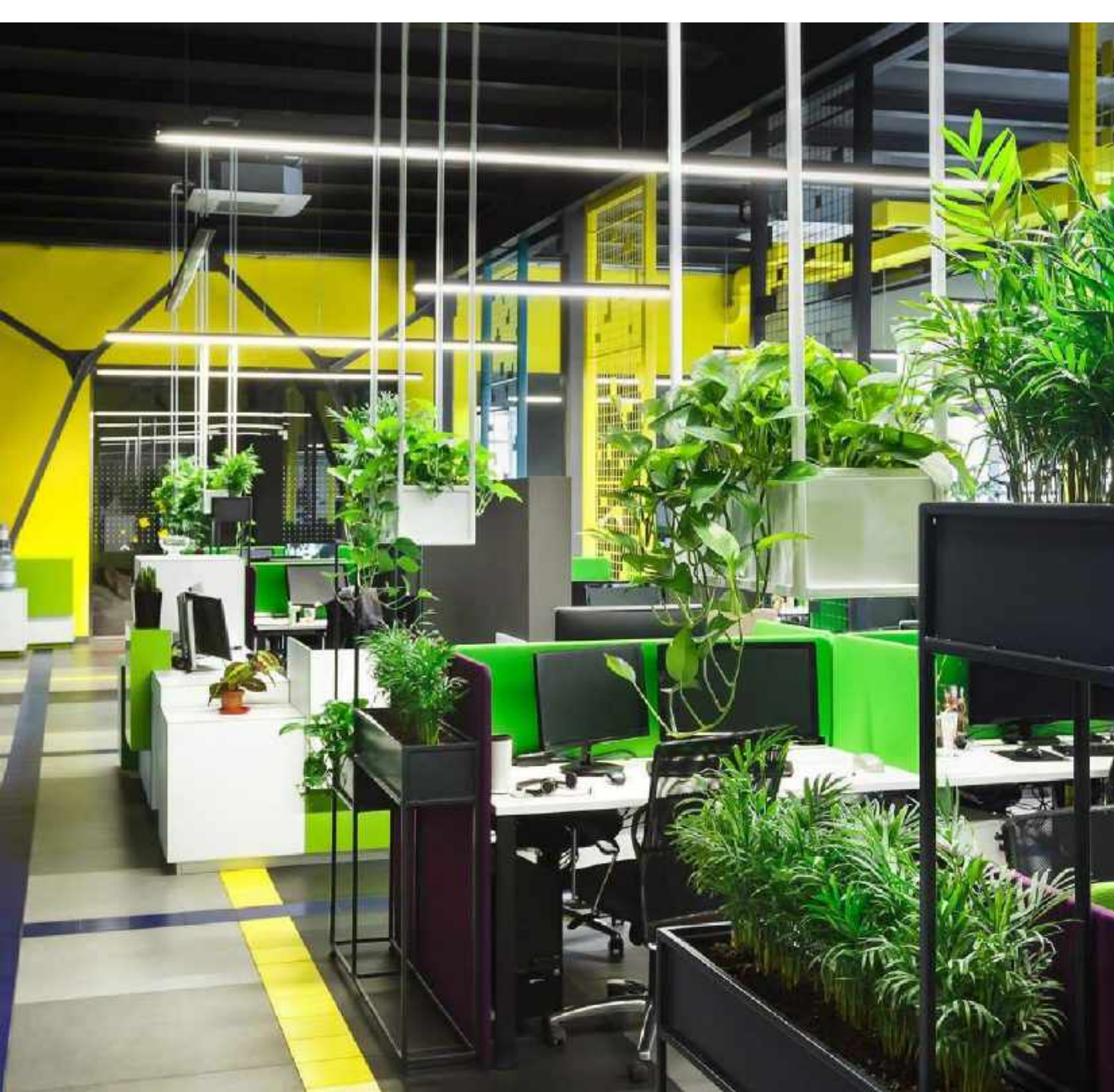
As the project managers for American Outdoor Brands, Avison Young assembled the appropriate project team to complete the construction of a new, highly secure distribution center in Colombia, Missouri. The scope of work for the project includes overseeing developer construction on the owner's behalf, managing project schedule and budget, as well as assisting in the procurement of furniture, fixtures, and equipment for the new facility. Construction is still underway with a substantial completion at the end of October 2018.

Vendor Coordination

- **Furniture**
- **Network & Data**
- **Telecommunications**
- **Security**
- **Audio Visual Systems**



Estill Innovation Community

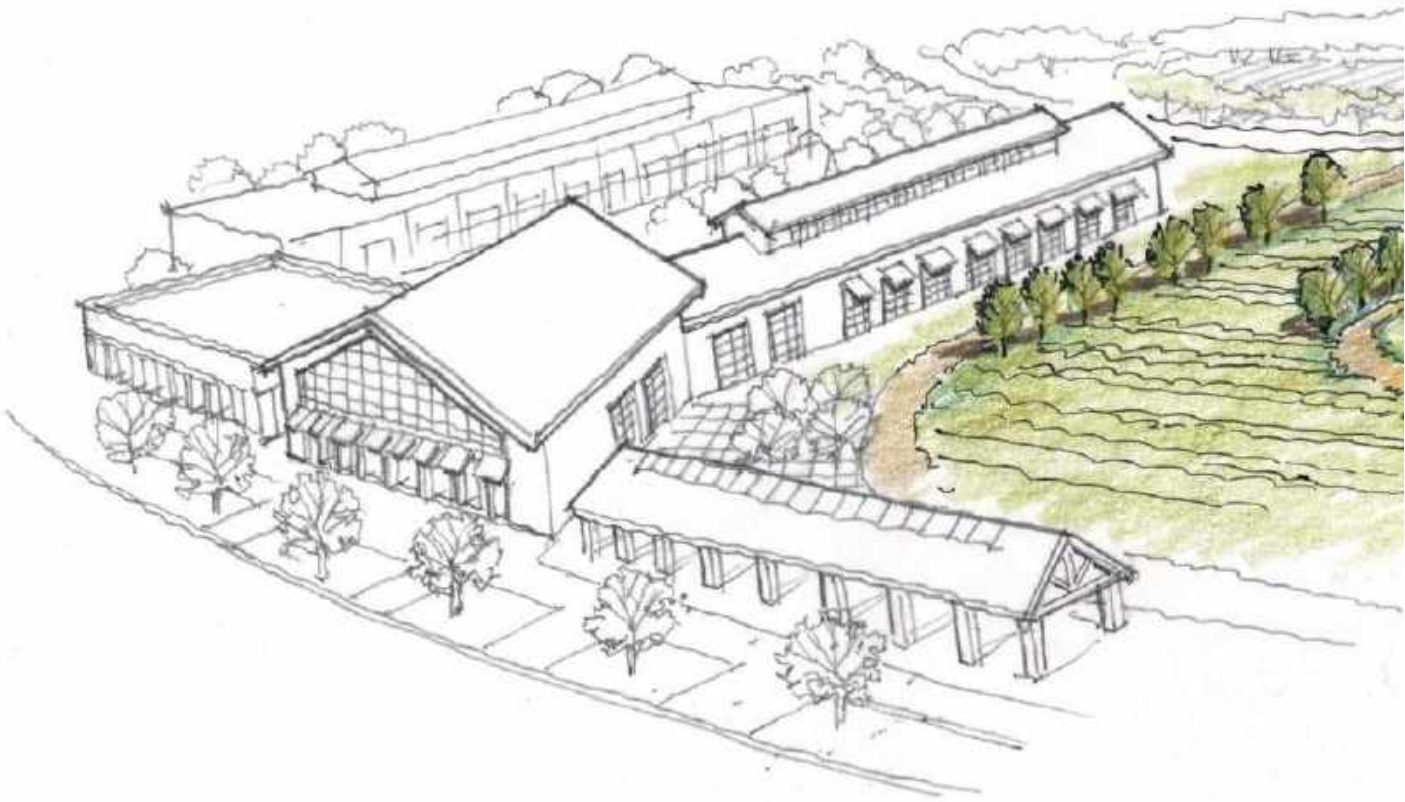


Development Plan

Development Plan Vision

Vision

The Estill Innovation Community will become the leading Agricultural / Food Tech Innovation ecosystem that integrates, sustainable manufacturing and logistics, circular economy and community-focused investment that builds Guelph's sustainable, creative and economic future. This will be built in a net zero, eco friendly showcase building that will be leading edge in North America.



Estill Innovation Community

This is the moment to **Do the Right Thing** for the community of Guelph. This is not solely a construction of buildings but rather the **Estill Innovation Community** wishes to present to the City of Guelph the:



Innovation Hub

A **collaborative “hub”** of shared resources, boardrooms, meeting rooms, daycare, gym, commercial kitchen, cafeteria etc. Housed in a **state-of-the-art net zero complex** which is home to a consortium of business leaders that will **integrate, innovate, and create an inspiring business environment.**



Danby Park

An important **community hub** and destination for all, including **sustainable community infrastructures** such as park spaces, community gardens, kilometres of trails that connect with the existing trail network and recreation amenities such as soccer and baseball fields, an outdoor rink, and a public washroom facility.



Innovation Circle

An **innovative and sustainable** business incubator focusing on Guelph’s world renown leadership in agribusiness, and the agri-food sector. Spaces with shared conference rooms, collaborative classrooms and indoor and outdoor workspaces, research, testing facilities, and manufacturing and logistics space provides the critical environment where companies can **test, trial, and produce a product from conception to launch.**



Estill Refugee Centre

A **collaborative** space to put the business structure in place that provides the resources and support necessary to ensure the successful relocation of refugee families into this community working with various other partners in the City such as Immigrant Services Guelph Wellington. The plan is to **provide refugees with opportunities** and an environment in which they can ensure their own success, find a job, raise their families and be an important part of the fabric of this community.

The Estill Innovation Community recognizes that it is critical to fully seize the City’s full geographic, environmental, social, and economic potential.

This will ensure it *inspires, supports, and advances* Guelph's ability to become a distinct, resilient, and bold centre of innovation. The property will be transformed into an innovative ecosystem that becomes a vibrant head office hub with an Agr/Food tech incubator that will foster a world-class business ecosystem.

To achieve this vision, the development plan will be guided by the four key pillars:



Creating a better business eco-system platform



Accelerating innovation for Agricultural/Food Technology



Building Net Zero and Sustainable Investment



Investing in the community



Creating a better business eco-system platform



Community hub

The Estill Innovation Community will build a better platform to support growth and interconnected business activities as part of the Innovation Corridor. By consolidating multiple locations near Guelph and attracting aligned and supportive businesses, the Estill Innovation Community will **augment** business activities, **attract** high-quality talent, and lead to **business innovation** and **research**. Specifically, this development will create a new head office/sustainable manufacturing and logistics warehousing community as the heart of the development, which will position this property as the primary sustainable manufacturing location in Eastern Canada.

As lead developer, the **Estill Innovation Community** has secured the support of other end users to relocate to Guelph, which will **immediately accelerate** the success of [Confidential Project]. Concentrating other companies, Upper Canada Forest Products, and Puresource/NowFoods head offices and others with Danby and their sustainable manufacturing and logistic activities will create an important industry cluster that drives economic growth sustainably. Beyond merely planning for proximity within the same development, our vision includes creating a **collaborative “hub”** of shared resources, boardrooms, meeting rooms, daycare, gym, commercial kitchen, cafeteria etc. This increases internal and external opportunities to integrate, innovate, and create an inspiring business environment.



Create a world class consortium of 7 head offices that will immediately relocate to a future municipality, such as Guelph and create a full range of upper-level jobs, generate business taxes and drive tourism

This proximity of head office jobs has huge benefits to the community. They offer a diversity of positions from marketing to sales to accounting, design, engineering, production, and logistics. These jobs offer a wide range of pay from hourly through the executive level.

Head office jobs also drive significant tourism to a city. They are visited by suppliers and customers. Staff from other locations visit and are trained. Major company meetings and simple things like quarterly board meetings occur where head offices are.

Head offices support local charities like hospitals, The Humane Society, Hope House, Hospice, United Way etc.



Accelerating Innovation for Agricultural/Food Technology



Innovation Circle

The University of Guelph is known for agriculture and food tech. Guelph is perfectly positioned to create a world class niche in this area and perfectly located in Ontario's Food Corridor. **The Estill Innovation Community** will create an innovative Agri/Tech start-up venture incubator space to **inspire, accelerate, and support business** activities. Jim Estill was one of the 10 co-founding members of Communitech, which now has to over 1,600 companies. Jim has been an early investor, founder, mentor, advisor, or board member to dozens of companies.

Innovation Circle presents an exciting opportunity to focus on Agri/Food Tech and to foster emerging businesses in this field. This level of economic activity will drive significant contributions throughout Guelph not only by **attracting investment** but **developing** local **business activity research** and tap into progressive social and circular business models. Through a dedicated shared space, connected to the established businesses in the business eco-system, **the incubator** will also support the development of key relationships with strategic partners, such as the University of Guelph (refer to **Appendix A1** for letters of support). Food safety, security, and innovation will be critical elements to building resiliency for a sustainable Guelph. We believe there will be high growth in this sector in the coming decades and we have the opportunity to be the leader in the space.

Creating **innovative** and **sustainable** incubator spaces with shared conference rooms, collaborative classrooms and indoor and outdoor workspaces, research, testing facilities, and manufacturing and logistics space provides the critical environment where companies can test, trial, and produce a product from conception to launch. We will also provide a world-class commercial kitchen available to Agri/Food Tech, Ghost kitchen start-ups, or Uber Eats restaurants to assist them in establishing and growth.



Innovation Circle presents an exciting opportunity to focus on Agri /Food Tech and see what could emerge here.

As a key element to achieving this vision, the **Estill Innovation Community** will provide net rent-free space for **Innovation Guelph** to operate at this location for ten years and shared space with the **University of Guelph** and **Conestoga College**. This will ensure a conducive and collaborative environment to mentor, grow and launch new opportunities.

Additionally, a **venture fund would be created with \$5,000,000** invested in supporting these startups. Existing funds like Matr, Endeavor and Golden Seeds will co-locate to help seed and invest in these companies.

These funds will invest in promising new companies, providing mentorship and leadership development to launch new business ideas, commercialize products and optimize market growth on a global platform. This would be complemented by providing co-working spaces to support start-ups working in these areas. Larger units will be built for start-ups that have physical goods and require space for manufacturing and warehousing. Spaces will range from 500 - 3,000 sq ft warehouse/manufacturing spaces and will provide the infrastructure necessary to successfully launch innovative products.



Build an innovation incubator to accelerate the work of key sectors within a Municipality's economy, for Guelph this could mean leveraging their agri-tech platform and role within the Innovation Corridor



Innovation Circle **will create an innovative agricultural/food tech incubator space** to inspire, accelerate, and support business activities. We envision this co-working space to provide exciting opportunities for startups to incubate new ideas and collaborate with aligned organizations such as the **University of Guelph and Innovation Guelph**. Shared board rooms, classrooms, dedicated space to make physical products, and a common cafeteria/ commercial kitchen will increase innovation and interactions.

Building Net Zero & Sustainable Investment



To **sustain our future**, we all need to contribute to maintaining a healthy environment. For the **Estill Innovation Community**, its customers and those that visit, sustainability is a priority. In keeping with these goals, we are proposing ambitious sustainability commitments for the community that will ensure the development considers the best interests of the environment.

The **Estill Innovation Community** will commit to integrating bold sustainable plans and actions throughout the development. The integration of driving our economy and protecting our environment is intrinsically intertwined. While advanced in greater detail during future design and development phases, our **initial considerations** include:

- Net-zero building investment to become of North America's leading green business eco-systems
- Mass Timber strategy, to be utilized as much as possible along with a green scape roof
- Green building certifications including LEED accredited core, shell, and interior, and WELL interior certified
- Electric vehicles focus with charging stations
- Incorporation of green infrastructure
- Aquafer Infiltration Replenishment
- Rainwater capture and re-use
- Low impact employment connected to the community for low impact commuting to employment and play by transit, cycle or walking trails.

The **Estill Innovation Community** passionately believes that bold community and sustainable investments are critical to ensuring Guelph continues to develop in a distinct and resilient fashion. The Estill Innovation Community is building a development that attracts investment and fosters healthy living and improved well-being for the community and the environment, resulting in a lasting positive impact.



This investment will be a significant evolutionary and transformative for any community where this development is located.

The following provides additional details envisioned by the Estill Innovation Community and its partners for the land and building development.



Aquafer Infiltration Replenishment

Key to the development is the design of the buildings and landscape features incorporating managed infiltration galleries attuned to the channeling of rainwater to Guelph's aquifer. Each building and feature of the development will be designed incorporating pluvial capture and clean transfer to the deep-set granite bouldered galleries, protected from above by permeable landscape features, and monitored through the development's energy management system.



Low Impact Development (LID)

LID features incorporated into the design will include landscape and water based curated features to manage and promote the infiltration, evapotranspiration, and use of stormwater in order to protect water quality and associated aquatic habitat. Buildings, in addition to other features, will have cisterns, capturing water from key rainfall areas to be used in internal processes, flushing and non-potable building uses. Landscape features including ponds, aquatic features, and native species deep rooted plants form a key part of the LID implementation. Green Roofs on the buildings in the areas adjacent to the solar collectors will further offset the impact of the buildings on the site and form a habitat for apiculture. Pervious pavement segments, vegetated swales and minimized hardscape are included in the developments LID strategy.



Net-Zero Building

Mitigating energy consumption and operational carbon footprint is key to the development. Buildings will be designed and constructed to capture solar energy directing the power to off grid consumption elements in the building. Heat energy from building processes will be captured and used to create hot water via recirculated systems. Heat Pump technology for indoor heating and cooling will be via closed loop ground source geothermal systems. ERV capturing the heat energy from exhaust will be integrated. Small scale site appropriate turbine wind generators are planned for the site. In combination, these integrated technologies create building environments that harvest as much energy as they consume.



Green Building Certification

With a commitment to Corporate Social Responsibility (CSR), Mr. Estill is conscious of the kind of impact they are having on all aspects of society, including economic, social, and environmental. With this commitment at the forefront of their overall objectives the certifications for both WELL & LEED will be explored.

- **Well Certification:** Prioritization of the health and well-being of the employees that will be working at the site daily.
- **LEED Certification:** Overall commitment to designing and developing a site designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: location and transportation, sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED accredited core, shell, and interior provide an important benchmark to ensure the operations, and impact of our operations are aligned with our sustainability commitments.



Mass Timber

Mass timber is being used on various types of projects, from industrial to high density residential. With fabrication mostly happening off-site, the timing is much quicker to put up a new structure which is aligned with the development focus for the project given the various head office locations which will be shifting their operations to the site upon completion. Traditional forms of construction are some of the leading causes of the world's CO2 crisis, thus an emphasis will be placed on utilizing where possible the most effective measures possible to ensure that the scope of work is aligned with the overall commitment to sustainability. Mass Timber strategy, to be utilized as much as possible along with a green roof.



Tree Canopy

The site's tree canopy will be preserved and managed through an arborist review and program to manage the growth and preserve the natural tree stands, curated and maintained for longevity. As part of the community gardens, we will plant a number of fruit trees.



Electric Vehicles Focus with Charging Stations

Provisioning for electric vehicles is key to all sustainability goals. The development will have a variety of spaces and locations to encourage electric car use through charging points and preferred parking locations.



Solar Panels

Solar panels will be utilized where possible to ease grid requirements and a Net Metering program will be utilized to determine requirements for the various buildings.



Community Gardens

Rooted in the regions rich agricultural heritage, the Estill Innovation Community will provide space for community gardens to augment the business and community activities at Danby Park and establish the location as a vibrant and social gathering place for neighbours, Agri/Food Tech incubators and businesses to connect. Community gardens will embrace a garden-to-table community, designed to celebrate, nourish and inspire.

Investing in Our Community



Danby Park

Expanding economic activities, attracting investment and establishing an entrepreneurial ecosystem are **key components** of achieving any municipalities vision of creating a prosperous city. We also recognize that without investment in community infrastructure, Guelph can not foster inclusive, connected and quality environments to attract top talent and generate the tourism that supports **higher standards of living** and **increased investment**.

As part of the **Estill Innovation Community**, land will be set aside for **Danby Park** to create an important community hub and destination for all.

This development will provide a new park – **Danby Park**. Danby Park will create significant green spaces, parks, community gardens, and create kilometres of trails that connect with the existing trail network to support active recreation. There will be **community gardens** for local residents to plant and tend their own gardens. Much needed **recreation amenities** such as soccer and baseball fields, an outdoor rink, and a public washroom facility will be provided. **The Estill Innovation Community** will work with the City to ensure these sports fields and gardens are added to the city inventory/booking systems.



Development Plan Concept

The vision for The Estill Innovation Community will be implemented through a thoughtful integration with the existing goals and objectives of the City of Guelph. This will include integrating the [Confidential Project] with natural park and environmental features, heritage assets, regional and local road networks, and neighbouring concept plans. A phased development approach will be implemented. The business eco-system will be established immediately to accelerate the creation of jobs and spur additional economic activities.



Innovation Circle

Agri/Food Incubator, spaces with start up manufacturing/ warehouse space, shared commercial kitchen, shared conference rooms, collaborative classrooms and indoor and outdoor workspaces, research, testing facilities, and manufacturing and logistics space



Innovation Hub

Net-Zero & sustainable business eco-system, eco-friendly & green building certified buildings, gym, daycare, board rooms, conference rooms, interview rooms, classrooms, cafeteria, co-working spaces



Low Impact Development (throughout)



Community trails



**Danby Park
baseball and soccer fields, a rink, public washroom facilities, transit, cycle and walking trails**



Community gardens



**Electric vehicles
focus with charging stations**

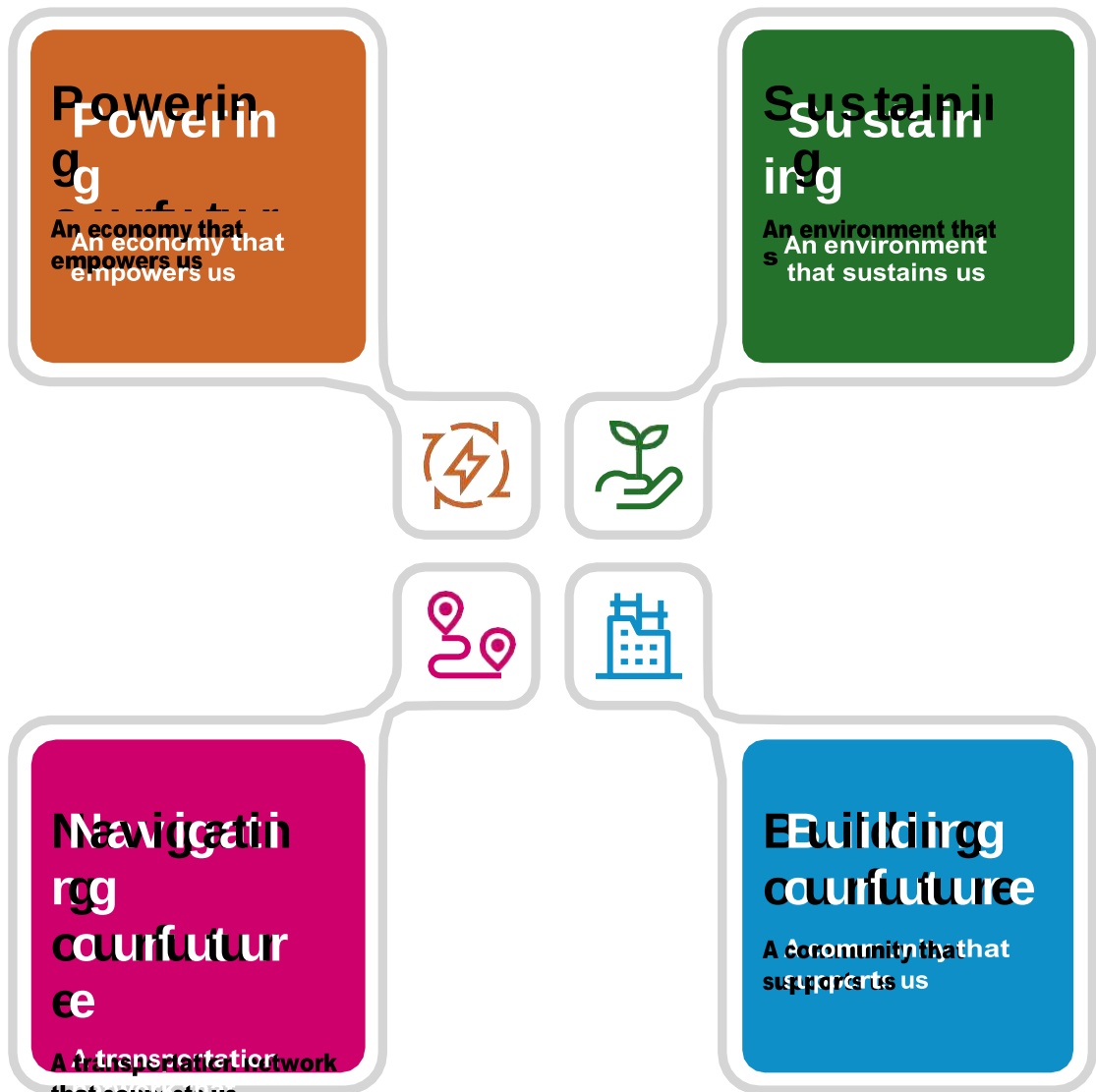


**Estill Refugee Centre
Collaborative space,
resources and support,
space for partners
organizations**

Economic Impact of the Estill Innovation Community

Economic Impact of the Estill Innovation Community

Every community has economic development goals The Estill Innovation Community is **directly aligned** with the 'Guelph. Future Ready: City's Strategic Plan 2019-2023.' Our vision, as described in the Development Plan will be a significant contributor to the following priorities:



The development plan **will accelerate** the achievement of the City of Guelph's specific '**Economic Development and Tourism Strategy 2022-2026**.' The following presents a high-level summary of the Estill Innovation Community's key economic themes and their alignment with the City's guiding principles, strategic priorities, and goals. The team looks forward to discussing a detailed investment and collaborative plan to achieve shared successes.

Development Plan: key economic and tourism themes	Goal 1: Expand support for existing businesses	Goal 2: Attract targeted investment	Goal 3: Champion an innovative and entrepreneurial ecosystem	Goal 4: Advance talent attraction and skill develop- ment	Goal 5: Build a must-see visitor destination in Ontario	Goal 6: Enhance Guelph's unique brand for business, talent, and visitors
Investment in industry and clustering of research, talent and infrastructure:	P	P	P	P		P
Foster and attract talent for a global impact:	P	P	P	P	P	P
Engine for significant economic growth:	P	P	P	P	P	P
Local talent development program	P	P	P	P		P
Community investment to drive and expand tourism:	P		P		P	P
Purpose-driven philanthropy	P				P	P
Community charity		P		P	P	P
Collaboration with University of Guelph		P	P	P	P	P

The following pages expand the key economic and tourism themes embedded in the development plan.



Investment in industry and clustering of research, talent and infrastructure: **The Estill Innovation Community** vision immediately establishes a world-class business and innovation eco-system comprised of a leading businesses that will be at the heart of this project. Consolidating their business activities at the Estill Innovation Community, coupled with the integration of Agri/Food Tech accelerators and incubators, will drive innovation, accelerate access to capital, and achieve the connective community and infrastructure that drives opportunity.



Foster and attract talent for a global impact: **Achieving our ambitious development will attract the required talent and expertise to meet this ambitious vision.** This will result in attracting the ‘best of the best’ to Guelph, building a career pathway from Guelph’s post-secondary institutions to become lifelong residents, and accelerating relationships with local businesses. Providing office and meeting availability will encourage entrepreneurs and talents to stay in Guelph, instead of seeking premises in other jurisdictions. The business eco-system being created will allow the City and strategic partners to build local talent, advance education, provide career development opportunities, and create a progressive workplace environment. As community members, both long term residents and those new to the community will invested where they live.



Engine for significant economic growth: **At the core of the development plan is the immediate relocation of seven company head offices which will immediately add 600+ jobs to Guelph.** With the certainty of these tenants and guided by the Development Plan and vision, these numbers will only increase as the property completes its development. Direct employment is forecast to grow to 1,521 in ten years. Additionally, this investment will further broaden the non-residential tax base, supporting services and infrastructure across the community. Increased employment and higher-than-average wage opportunities, economic growth and diversification, spin-off job creation in other supporting sectors are all anticipated.

Much of the new job creation will be in Head Office function and focused on higher occupational roles, providing additional opportunities for residents. These roles are often more resilient in periods of economic stress and will help to broaden the city’s skills base.



Establishment and promotion of local talent through a development program. **This development is based on moving multiple head offices to the Guelph area. Head offices offer a full range of jobs from hourly to executive. By providing a space for head offices, Guelph will attract and retain talent in the area.**



Driving and expanding tourism: This development will help drive tourism and help local restaurants and hotels primarily because these are head offices. Suppliers and customers visit head offices to do their business. An incubator like this also drives visitors. Start-ups also draw visits from suppliers and customers. Some tourism will result from people wanting to see the buildings, community integration and the incubator themselves.



Purpose-driven philanthropy is at the core of Jim Estill's mantra is to "do good and change the world," especially when it comes to people. As part of the sustainable "eco-system" the Estill Refugee Centre will be created. A collaborative space to put the business structure in place that provides the resources and support necessary to ensure the successful relocation of refugee families into this community working with partners such as Immigrant Services Guelph Wellington. The plan is to provide refugees with opportunities and an environment in which they can ensure their own success, find a job, raise their families and be an important part of the fabric of this community.

The development of such a centre and program will continue to fuel successful immigration to the community and will make a profound difference to the growth of Guelph's talent and employment base. Such an initiative has the ability to attract more businesses to our city with an expanded workforce and provide the City with a competitive advantage that is unique to Guelph. This is a key driver to economic growth. With more families working and living in Guelph there is more demand for housing, support of local business and more money invested locally.



Community charity. We believe community charity creates stronger and more resilient communities. As a predominate leader and integral part of the Guelph business community, Jim and The Estill Family together with Danby have donated over \$10 million to various local charities and non-profits over the past decade. Local philanthropy will grow to many times that with a commitment to continue to invest in the community, combined with the additional support from the new companies that relocate to Guelph to be a part of the Estill Innovation Community. Head offices are known to contribute much more to community charities than branch warehouses or branch offices.



Collaboration with Higher Education. The incubator will be working in collaboration with the University of Guelph. The main focus is to create a centre focused on agri/food innovations that promote the reduction of human-caused climate change. The centre will work with the university to commercialize developments in this field. Jim Estill will bring extensive experience through the co-founding of Communitech and investing in over 150 start-ups. Estill will mentor and grow local businesses as they become global successes.

Economic Impact of the Estill Innovation Community

The following economic impact analysis presents a detailed assessment on Estill Innovation Community and compares this development plan with typical developer-led development.

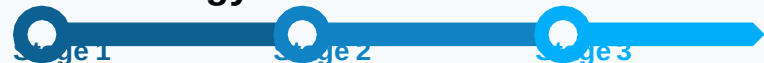
The Proposed Development

-  **129** net developed acres including Head Office functions and community gardens
-  **Agri-tech and food-tech accelerator**
-  **Significant green space** including baseball, soccer fields and outdoor rink

The Socio-Economic Benefits

-  **1,521** direct jobs created in higher value sectors (10 year projection)
-  **5,336** jobs supported in the wider economy
-  **\$12.5m** average annual tax contribution to Ontario
-  **\$34.3m** average annual tax contribution to Canada
-  **Average Annual Wages \$113m** direct employees
- \$291m** indirect employees

The Methodology



Jobs Assessment

- Jobs assessment
- Occupational breakdown
- Wage analysis

Forecasting

- Jobs forecast
- Indirect jobs (employment multipliers)
- Fiscal (tax) impact

Context

- Strategic review of fit against local development priorities

- The value of a job to the economy is measured by its wage.
- The development proposal includes a greater proportion of higher skilled and better qualified workers, who tend to be paid higher wages.
- Based on our analysis of occupational structure, we believe that the value of each worker in the proposed development will be \$35,000 higher per annum than a logistics-led scheme.

Development Process

Avison Young's development process and implementation will be anchored on the key principles:

Design Matters.

- **The development will be implemented as a cohesive whole, coordinating infrastructure services, scale of buildings and features, proportion and appearance of the buildings and structures.**
 - **Designed from a series of architectural perspectives and curated to be aligned to an overall development design vision, the architectural control of the overall development will provide the antidote to the blandness of typical industrial development, instead focusing on the aesthetic opportunity for the combined cohesive design vision.**
 - **The design approach is function-based building planning, where the necessities of industrial requirements are rationalized to the functional need and organized distinct from other functions of the development.**
 - **Natural light utilization, building envelope transparency and open views will be employed to make the activities of the buildings visual to the streetscape, and reciprocally the landscape visible to the interiors.**
- **Walking and recreation accessibility, from a bicycle commute to work, a walk during a break or a recreational activity on the sports fields, drive the design of the infrastructure, roads and paths.**
 - **Open views, perspective management in design, security lighting, separate travel paths and traffic management are central**

Human Experience

- **People are the central focus of the development. Supportive and inspiring areas for work and leisure are central. The scale of buildings, the presentation of the buildings to the street and the approach to the entry points of the building will be curated to the individual's perspective and positive experience.**



Low Environmental Impact, Sustainability and Longevity.

- **The development is anchored on a sustainable base of subdivision and site plan that employs the utmost incorporation of low impact development and sustainability.**
- **Infrastructure will be designed and constructed to last, of materials and techniques that expand it's longevity and mitigate its replacement requirements over the very long term**
- **Materials will be sourced from low carbon footprint sources, renewable resources and local procurement**
- **Water management is development wide. Capture of clean rainwater for the replenishment of the Guelph aquifer is at the core of the development's strategy, in a comprehensive system spanning the multiple buildings and structures**
- **Stormwater Management is equally key, in a development wide strategy to link buildings, adjacent wetlands and open areas of the development into a cohesive management system.**
- **Water management for non-potable uses will be incorporated, captured through common cisterns, and used for basic systems in the buildings, reducing the dependance on the municipal water supply.**
- **Permeability of parking areas, roads and paths are key to align with stormwater management elements.**
- **Nature based energy source capture will be at the centre to the development plan. The centralized strategy across all buildings will reinforce and share the opportunities throughout the development, interlinking the facilities to harvest and manage solar, wind and ground source closed loop heat energy.**
- **Low maintenance, native vegetation is at the base of all design decisions. Landscape on the ground levels and throughout the roof structures of the unified building designs, is driven by green, local and sustainable principles.**

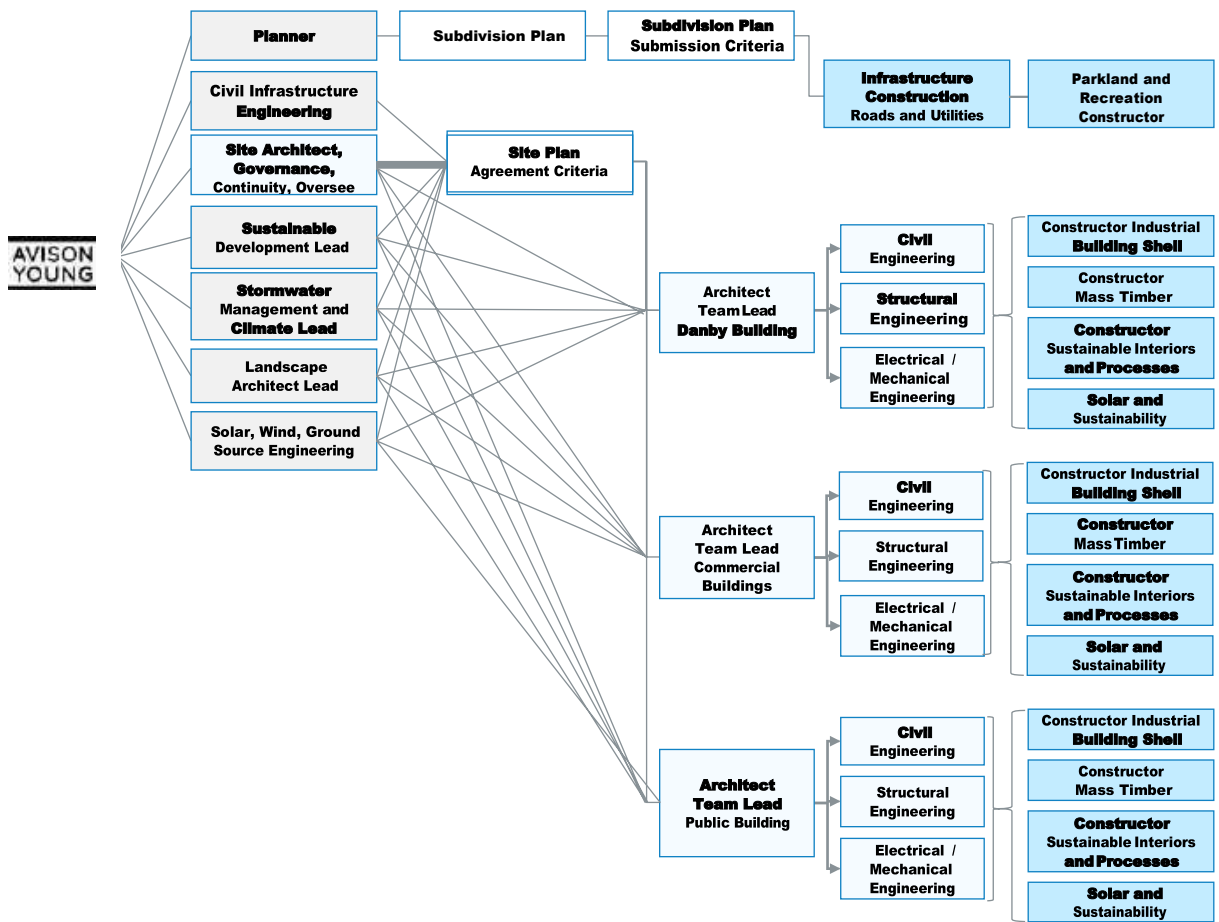


Implementation requires a Unique Organization Structure

Overall Development Stewardship

The development will be governed through an advisory group of key firms reporting to the central Project Management Office (PMO). This structure will align all of the subtasks on the key principles of the development, and guide the development of design, materials selection, coordination and implementation.

Each section of the development, from site planning to individual buildings and structures will have their own teams, working in parallel to align to the governance of the PMO. This structure will provide for the best and brightest from the emerging architectural, engineering and sustainable sectors to be utilized in the project under the stewardship of the PMO, resulting in the promotion of the innovative designs that will drive this next generation of building innovation within the fabric of peer review and success certainty of the PMO structure.



Estill Innovation Community



Ability to Execute

Ability to Execute

The following provides evidence of financial ability to complete the acquisition and development.

J.P.Morgan	
January 19, 2022	
 <i>Re: Danby Appliances. (the "<u>Company</u>")</i>	
To Whom it may concern:	
In response to your most recent credit inquiry in regarding the Company, the following is a summary of the Company's current credit facility for which JPMorgan Chase Bank, N.A. (" <u>JPMCB</u> ") acts as Administrative Agent and a Lender and of the Company's account relationship with JPMCB:	
 <u>Current Credit Facility:</u>	
Lending Relationship began:	December 2013
Secured Credit Facility (amount):	Low Nine Figures
Outstanding Loans:	Moderate Eight Figures
Collateral:	A/R and Inventory
Comments:	The Company has performed in accordance with the Credit Agreement with ample liquidity
 The information in this letter is provided as an accommodation to the inquirer. This letter and any information provided in connection therewith are furnished on the condition that they are strictly confidential, that no liability or responsibility whatsoever in connection therewith shall attach to JPMCB or any of its officers, employees, or agents, that this letter makes no representations regarding the general condition of the companies named herein, their management, or their future ability to meet their obligations, and that information provided in this letter or in connection therewith is subject to change without notice.	
Please be advised that this letter refers only to facts as they exist as of the date of this letter and JPMCB shall have no duty or obligation to inform the addressee hereof of any future changes in such facts. This letter is solely for the benefit of the addressee hereof for the referenced purpose, and may not be relied on by any other person or for any other purpose. Questions posed but not answered are either questions to which JPMCB does not respond or questions for which the Company has specifically advised us to keep the information confidential. No positive or negative inference should be drawn from the fact that a question was asked but not answered.	
 Sincerely,	
JPMORGAN CHASE BANK, N.A.	
	
Auggie Marchetti Executive Director	
cc:	Danby Appliances, Credit File

Estill Innovation Community



Appendix A1: Business Owner-Investors

Business Owner-Investors

The following highlights the credentials and experience of this world-class team. Under the leadership of Jim Estill, these Canadian business investors form the Estill Innovation Community and will be working in tandem with our development and project management partner to ensure the successful realization of this opportunity. Highlighted for each business investor is the immediate employee impact that will be provided at the Estill Innovation Community.



Danby Appliances

“Do the Right Thing!”

Established in Montreal, Quebec in 1947, Danby Appliances has been a proudly family run company for 75 years. The Danby vision is simple: to create brilliant & inspired appliances designed to fit your space and your every move. Danby uses classic and intuitive design to surprise with features that keep life organized and easy. This humble vision has allowed Danby to be one of the leading refrigeration and specialty appliance companies in North America.. A significant employer in Guelph, with a growing headcount of over 60% over the last 5 years, Danby continues to expand its products, services, and customer base. The strategy for Danby’s future growth is both through organic and acquired products, services, and talent.

**The future is bright
for Danby.**

Danby’s market share has continued to grow necessitating that its sustainable remanufacturing and logistics facilities expand accordingly. Danby currently operates (as of January 2022) head and satellite offices, sales, and warehouses in the following locations:

- Guelph, ON (2 locations)
- Findlay, OH, USA
- Calgary AB
- Foxborough, MASS, USA
- Guangzhou, China
- Tolleson, AZ, USA
- Saraland, ALA, USA

Danby’s people make the difference in this company and in their communities each and everyday by living out shared values – We Care, We Collaborate, and We Create Value. The talented and diverse head office staff consists of a wide array of professional team members in finance, marketing, sales, e-commerce, engineering, procurement, human resources, IT, product development and retail sales in the retail outlet store. In addition, day-to-day operations including warehousing, distribution and logistics is driven by skilled and trained individuals that keep business on track and moving forward.

For Danby and its customers, sustainability is a priority. A unique part of the operations team is the “sustainable” manufacturing division which inspects product returns from retailers, conducts quality inspections and oversees product refurbishment. Every unit that is refurbished as Danby Certified reduces recycling and waste being sent to a landfill as well as lowering greenhouse gas production at manufacturing plants. Refurbished appliances may have slight cosmetic damage varying from small dents on the side to scratches on the front but are fully functional. All refurbished units are tested by in-house technicians and come with a 12-month warranty.

Danby is an entrepreneurial organization, that strives for continuous improvement and competitive advantage. Danby recognizes that business is strengthened by supporting growth and knowledge building, amongst other local businesspeople. In response Danby supports incubators, startups, and mentorship, within the community. As Danby moves forward, a key area of focus are strengthening and supporting adjacent, and future markets. Identifying trends is what Danby does well. The Danby team’s are always ready to share their expertise broadly and would fuel the growth potential of the [Confidential Project]’s development.

Danby: Notable Awards

2017:

Red Dot Design Award – Reddot Danby Contemporary Classic Collection

2018:

- **Employer Award for Newcomer Employment - Government of Canada**

2019:

- **Product of the Year Canada - Consumer Survey of Product Innovation for Parcel Guard**
- **TWICE Picks Award - TWICE and Residential Systems at CSE for Parcel Guard**
- **Business to Consumer Products & Services - EY Canada Entrepreneur of the Year for Danby Appliances**
- **Diversity and Inclusion Award - Ontario Business Achievement Awards (Ontario Chamber of Commerce)**

2020:

- **Vendor of the Year – MEGA group**



Upper Canada Forest Group (UCFP)

“Delivering the Difference”

UCFP Forest Group is North America's premier distributor of specialty wood products and decorative surfaces for the architectural woodworking, commercial and residential furniture, and cabinet-making industries. They offer a comprehensive selection of hardwood lumber and softwood lumber, as well as a full line of decorative panels. The quality of their products and service experience is unparalleled. From Toronto to Vancouver and Calgary to Kelowna, they are Delivering the Difference to Canada as Upper Canada Forest Products. The relocation of their head office operations to Guelph will allow them to expand their facility leading to an increase in their employment base. Overall, they see the Guelph market as the ideal option to expand their business operations.

UCFP is one of Canada's Best Managed Companies and owe that to their extraordinary people. They focus on unique supplier relationships and customer-focused technologies, and our state-of-the-art warehouses provide an unparalleled level of service in the industry. Their people are committed to

adding value to their partners. Their talented and diverse head office team consists of a wide array of professional team members in areas such as finance, marketing, sales, engineering, procurement, human resources, and IT. In addition, day-to-day operations including, wood mill machinists and operators, warehouse supervisors, a team of dedicated distribution and logistics experts and their own fleet of truck

drivers. The relocation of their head office operations, brings over 75 employees to Guelph and will allow expansion of their facility and a corresponding increase in their employment base. Overall, UCFP sees the Guelph market as the ideal option to expand their business operations.

For over 40 years, A&M Wood Specialty Inc., now part of the UCFP, has offered one of the broadest inventories of wood, and wood related products in North America. While unique, domestic and exotic live edge slabs make up a large portion of their offering, they also stock over 100 species of fine hardwood lumber and veneers, turning blanks, burls, musical instrument tone woods and specialty plywood.

This small, predominantly local business, quickly expanded into an international service as A&M Wood gained recognition for its dedication to quality and customer service. In 2007, after 34 years in business, A&M Wood Specialty Inc. was purchased by the UCFP Forest Group, North America's premier distributor and importer of quality lumber, composite panels, and decorative surfaces



Puresource/Now Foods

“Our people make the difference”

Puresource is a leading manufacturer of natural wellness products across Canada. The focus is on shelf stable natural and organic foods, personal care products, natural cleaning supplies, and supplements including sports nutrition. With a dedicated national outside sales force in all provinces and inside customer service team, they are committed to providing their retail partners the very best in customer service and satisfaction.

Products produced at Puresource in Guelph are sold worldwide through the Now Foods network.

The backbone of NOW and the reason for their ongoing success is, without question, their people. The NOW team is continuously working to support their corporate mission – to provide value in products and services that empower people to lead healthier lives. The team is

comprised of a wide array of professional team members in areas such as finance, marketing, product sales, quality and regulatory affairs, procurement, human resources, and IT. In addition, day-to-day operations including warehouse supervisors, together with a team of dedicated distribution and logistics experts working together with a fleet of truck drivers to distribute products to retail partners. NOW has been named one of the “Best & Brightest Companies to Work for” by The National Association for Business Resources.





AIR-SUPPORTED STRUCTURES



The Farley Group

The Farley Group are experts in design, manufacture, installation, and the service of air supported structures with a forward-thinking focus on innovation. Ralph Farley, the Founder, brought this concept to North America from Sweden in 1970. Since its inception, The Farley Group have been industry leaders with a hand in over 900 air-supported structures across the world and they are viewing this opportunity as an excellent catalyst to expand their business and tap into the city of Guelph's highly skilled workforce. As a manufacturer, supplier, installer, and service provider of air-supported structures, Farley works with the customers from conception to implementation and beyond. The company philosophy is built around the belief that a customer never leaves The Farley Group - from project planning and installation to ongoing service and maintenance, the customer becomes a trusted member of the team. An expert staff of sales consultants, designers, and highly skilled production and service professionals are well experienced in all facets of air structure technology. The Farley Group is extremely proud to be esteemed as the most reputable air structure company in the world.





TrafficSoda

Traffic Soda offers a full range of digital marketing services that help grow clientele's customer base, while providing measurable ROI. Traffic Soda stays ahead of industry trends and offers a convergence between growth hacking and digital marketing. Traffic Soda works with clients to optimize site content, increase organic site traffic with off-page tactics, while providing the marketing content to back it up.

This experienced team drives growth and delivers results by increasing leads and conversions through improved search rankings, increased social reach, and industry-relevant content. The small but mighty team is comprised of leaders in their respective field including SEO, SEM, content creators, graphics artists and marketing experts working to build digital campaigns that deliver exceptional results for clients. Traffic Soda works extensively with outside contractors to deliver for their clients. This creates an even higher proportion of spin off economy.



Clutch.ca

Clutch, founded in 2016, is a vertically-integrated online car retailer for pre-owned vehicles in Canada. Clutch aims to provide an incredible car buying experience for its customers by bringing a best-in-class ecommerce experience to the Canadian pre-owned car industry. By visiting clutch.ca, customers can browse a large selection of high-quality vehicles at low prices and access an end-to-end online purchase experience which includes financing, insurance, and seamless home delivery. Clutch ensures complete peace-of-mind with each car being backed with a standard 10-day money back guarantee. Clutch is currently headquartered in Toronto and services Alberta, British Columbia, Nova Scotia, New Brunswick, Ontario, and Prince Edward Island. Clutch prides themselves on being a technology-first company and believes they can fundamentally change the way people buy and own cars. They are steering customers away from of traditional dealerships that take advantage of individuals and are driven to build something better. They offer high-quality certified vehicles at great prices through a fully online customer experience. Clutch invites customers to browse our inventory online, buy the car that's right for them, and enjoy effortless at-home delivery.



Humble Snacks

Organic, Light and Crispy Potato Chips in Certified Compostable and Plastic Free Packaging! The Humble founders have spent their entire working careers in the packaged foods industry. Helping feed Canadians – and most often – helping Canadian's snack has been not only a passion, but also an incredibly rewarding journey. For the last 10 years they have been leading the shift toward more sustainable lifestyles that include– consuming more organic food, and choosing less packaging. Humble Snacks founders have witnessed firsthand how the ‘packaged’ part of the packaged foods industry is negatively contributing to the degradation of the planet through single use plastics. They realized that “if nobody else is going to do it, why not us?” That is their humble beginning.

Humble Snacks use only locally farmed, organic potatoes, cut slightly thicker than regular chip while leaving the skin on. They cook them traditionally before gently dusting them with the all-natural, organic seasonings created by certified Potato Chip Chefs. The finished product is placed into 100% compostable bags that can be added into the green bin and give back to the earth. Humble Snacks are excited to be part of Innovation Circle Food and Agri Tech Incubator. With access to this incubator, they will be able to actualize their venture, and accelerate growth by building a better business that shifts from humble “start-up” to successful “scale-up.”



Appendix A2: Letters of Support

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



7088 Financial Drive, Mississauga, Ontario, Canada L5N 7H5
t 905 814 8800 f 905 814 0090
www.ucsforestgroup.com

October 20, 2021

To whom it may concern:

I am the founder and CEO of Upper Canada Forest Products Ltd, currently headquartered in Mississauga. Upper Canada is part of the UCS Forest Group with facilities in 14 locations throughout North America. Jim Estill is Chair of our Board of Directors. We do not currently occupy space in the City of Guelph although we have a facility in Cambridge.

UCFP sells and distributes decorative building materials. At our head office and Ontario Distribution centre we employ approx. 60-70 staff in a wide variety of management and operational positions and are in substantial growth mode and are outgrowing our facility in Mississauga. Should Jim Estill and Danby be successful in purchasing property of appropriate size to house our growing operations we would look forward to moving to Guelph.

Should you need to discuss this further, please reach out to me by calling my office at 905-997-0305.

Sincerely,



Warren Spitz
President & CEO

Delivering The Difference
What you need.
When you need it.
By people that know and care.

Letter of Support

UCS Forest Group	Puresource/ Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	---------------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



October, 2021

To Whom it May Concern:

I write this letter on behalf of Puresource Corporation/NOW Health Group Canada in support of Jim Estill and Danby Appliances' efforts to procure land from the city of Guelph. Jim Estill is the Chairman of our Global Board of Directors and provides much support to our company on international and local levels. Puresource Corp./NOW Health Group Canada operating in Ontario is a business that distributes and sells health supplements nationally from coast to coast, having 3 warehouses across Canada, operation of a full manufacturing facility in Ontario to produce our brand, and operation of a global organic foods procurement and distribution division. We employ in excess of 225 people. Should Jim Estill and Danby Appliances be successful in the procurement of property in Guelph, we would look forward to the opportunity and ability to co-locate.

Regards,

Peter Wardell


Country Leader
Puresource Corp./NOW Health Group Canada

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



Farley Manufacturing Inc.
Air-Supported Structures

Head Office
6 Kerr Crescent,
Puslinch, Ontario, Canada N0B 2J0

phone: (519) 821-5422
fax: (519) 821-5424
24 hr Service ph: 1-888-445-3223
fax: 1-888-445-3043
e-mail: info@thefarleygroup.com
www.thefarleygroup.com

October 18, 2021

To Whom It May Concern:

The Farley Group's head office is located in Puslinch, near Aberfoyle. We employ 50 people in diverse jobs from manufacturing, accounting, sales, marketing, administration, and a range of other competencies. Jim Estill is one of the Director's of our corporation as well as a shareholder. We would consider relocating to his new property at the south end of Guelph, should he be the successful bidder.

Kind regards,



Laura Drevor
President
The Farley Group

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------

TRAFFICSODA

To Whom It May Concern:

10/18/2021

Jim Estill and I are partners in TrafficSoda Inc, a digital marketing agency. We are also partners in DDE Media, a publisher of textbooks.

We do not currently occupy office space in Guelph. If Jim and Danby are successful in purchasing property, we would look forward to co-locating in that space.

Best,



Jessica Chalk

Jessica Chalk, President
TrafficSoda & DDE Media
519-497-6595

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



Clutch Canada Inc.
200 University Ave. Suite 1301
Toronto, ON M5H 3C6

October 18, 2021

City of Guelph
1 Carden St.
Guelph, ON N1H 3A1

To Whom It May Concern,

On behalf of Clutch Canada Inc. ("Clutch"), I would like to provide this letter of support for Danby Inc.'s ("Danby") acquisition of the property in the City of Guelph. Clutch is a technology-based online car retail platform headquartered in Toronto. We have had several discussions with Jim Estill, CEO of Danby, to co-locating with them in the space. Our operations in Guelph would employ approximately 150 people across operations, logistics, technology, and mechanical.

Please feel free to contact me at dan@clutch.ca or (647) 986-3608 with any questions.

Sincerely,

Dan Park
Chief Executive Officer
Clutch Canada Inc.

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



RE: LETTER OF INTEREST

January 25, 2022

Humble Snacks Inc.
129 Heritage Lake Drive
Puslinch, Ontario
N0B 2J0, Canada

To Whom It May Concern:

I, Jeff Lahey, Co-Founder & COO of Humble Snacks, am writing this letter to declare my interest in locating our head office and production facility in a net zero building on the land Danby wants to purchase.

Humble Snacks has introduced the food industry's first – delightfully light, flavourful, certified organic potato chips in certified compostable bags - helping snack eaters across Canada make healthier and more sustainable choices.

The Guelph, Ontario-born business was founded by Alicia and Jeff Lahey, parents with careers in the food industry who were alarmed at the painfully slow adoption of sustainable packaging in the entire consumer packaged goods industry. They started Humble Snacks with the goal of helping provide Canadians small but impactful choices to protect the planet and lead healthier lifestyles through organic food – without sacrificing the satisfying crunch and bold flavours of a salty snack.

Best Regards,

Jeff Lahey
Co-Founder & Chief Operating Officer
Humble Snacks, Inc
647-965-8347



Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



Jim Estill
President & CEO
Danby Appliances

January 27th, 2022

Dear Jim,

First, what an incredible and much-needed initiative.

Matr would be pleased to locate a satellite office in the Innovation Circle.

As an emerging VC fund, we look forward to supporting high-growth tech sectors in the circular economy - including but not limited to Food-Tech, Agri-Tech, and Green-Tech - so your hub is timely.

At Matr Ventures, we invest in Underestimated and Unstoppable founders that are Black, Indigenous, LatinX, Persons of Colour, Women, 2SLGBTQ & Persons with disabilities.

Founders in this space are being known to provide superior returns to investors.

Jim, we're fortunate to know you and look forward to a great future.

Best,



Giselle Melo
Founder and General Partner
Matr Ventures

matrventures.com

Letter of Support

UCS Forest Group	Puresource/ Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	------------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



November 26, 2021

Re: letter of support

Dear Guelph City,

My name is Evan Fraser, and I am director of Arrell Food Institute at the University of Guelph; this letter is in support of Mr. Jim Estill's vision for a development project in the city's south end. I have talked with Mr. Estill about his plans to establish a food accelerator-incubator as part of an ambitious plan to develop a hub of industrial activity. I think Mr. Estill's plans for the food incubator in the city of Guelph is incredibly exciting, strategic, and timely. As I am sure you know, Guelph is a centre of food innovation in Canada. Between the city's flagship program "Our Food Future", connections with the Ontario Ministry of Agriculture Food and Rural Affairs, and the University of Guelph, food innovation is key to our identity as a city and our economic prosperity.

Nevertheless, we do not have facilities for entrepreneurs and food innovators to bring great ideas out of labs and take them to scale. For instance, the university has some resources in terms of its pilot plants and culinary labs, but once a student (or faculty member) develops a prototype there is a lack of infrastructure to allow the would-be entrepreneur to bring their concept to the market. Organizations such as Bioenterprise and Innovation Guelph help in terms of funding and mentorship but there remains a lack of production-scale facilities within our city for early-stage companies.

From what I've heard of Mr. Estill's project, he will create a flexible production line together with an industrial kitchen thereby providing everything and aspiring food start-up would need to go to the market with a novel product. As noted above, I think this is both incredibly exciting and timely. I moved to Guelph in 2010 and for most of this time I have been involved in conversations that Guelph should aspire to be the "Silicon Valley of food." This requires that we attract a critical mass of scientists, regulators, and entrepreneurs and while our community has made great strides towards realizing this vision over the last decade a number of key gaps still remain, not the least of which is the lack of any significant food processing infrastructure for early-stage companies.

Overall, therefore, I would like to urge the city to strongly consider Mr. Estill's proposal not only for its direct impact in terms of jobs and economic opportunities but also in terms of our community's ambition to be a centre of food innovation nationally and internationally.

If you have any questions, please do not hesitate to contact me at efraser@uoguelph.ca.



Evan Fraser, PhD.
Director, Arrell Food Institute

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



January 25, 2022

Jim Estill
CEO
Danby Appliances
5070 Whitelaw Road
Guelph, ON N1H 6Z9

Dear Jim,

We are pleased to provide this letter of support in relation to Danby's role as a leading corporate citizen in our community.

Danby has been a strong supporter of Guelph General Hospital for more than 30 years. Over that time, close to \$175,000 has been donated, including cash and prizes for events.

In addition, we have been grateful for your personal support and the support of the Estill family, which totals more than one million dollars. We've also benefitted many times from your advice and connections.

Most recently, you were instrumental in providing space for the COVID-19 Assessment Centre at 400 Southgate Dr., and have been very supportive of our ongoing efforts there.

Finally, though this work does not impact our hospital directly, we would be remiss if we did not comment on the exceptional efforts you and Danby have made to welcome refugees to our community.

We believe you and Danby help make our community stronger – and a strong community helps make a great hospital. We look forward to a continued relationship.

Yours sincerely,

[Redacted Signature]

Marianne Walker
President and CEO
Guelph General Hospital

[Redacted Signature]

CEO
The Foundation of Guelph General Hospital

115 Delhi Street Guelph ON N1E 4J4 Phone: 519-837-6440 Fax: 519-837-6770

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



795 Scottsdale Drive
Guelph, ON N1G 3R8
P: 519.836.3921
F: 519.836.2154
info@hospicewellington.org
www.hospicewellington.org

Members of Guelph City Council and Staff
City Hall
1 Carden Street
Guelph, ON N1H 3A1

January 20, 2022

Dear City Colleagues,

Jim Estill and Danby Appliances have both had a long life in this community, both as employers and community supporters. As support for the new Guelph headquarters of Danby Appliances, may we share some of those experiences that have touched Hospice Wellington?

When Hospice Wellington was in the midst of renovating this building as a free-standing hospice residence, we needed a temporary home. Jim made space for us at his former company Synnex on Woodlawn Road, and covered all the costs – at a time of great upheaval, Jim created a haven for us.

Hospice Wellington is a bit of a family affair with Jim. He has contributed space, invested financially in this building and shared product for our events. His mother, Anne, shared her storytelling skills here in the early days as a volunteer and his father, Don, invested significantly here through his estate.

A couple of years ago, Jim loaned his site and his staff to an international relief organization to host a meal packing session for Syrian refugee camp inhabitants. Hundreds of Guelphites were encouraged to attend, learn about this issue, and make a difference for their neighbours across the globe. I suspect that this is not the only “extra” that Jim has facilitated.

Jim truly takes local skills to make a global impact.

Many know that Jim takes a regular walk each day through the woods near Danby, sometimes making it a business meeting with another person. I can only imagine the innovative, environmentally sensitive initiative that Jim has in mind ... but we sure all want to be a part of it!

Sincerely,



Pat Stuart
Executive Director

Charitable Registration #:
12345 5024 RR 0001



Letter of Support

UCS Forest Group	Puresource/ Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	------------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------

January 26, 2022

Re: Proposed New Consolidated Danby Site

To Whom it May Concern:

I am writing to offer my support to Danby's bid to purchase land for their building in the City of Guelph.

Hope House has partnered with Danby and their CEO Jim Estill frequently over the years. In 2015, when Jim committed to bringing a minimum of 50 Syrian refugee families to Guelph, Hope House agreed to take a leadership role in the provision of food to each of those families upon their arrival. We have witnessed how Danby and Jim are committed to seeing families settle as comfortably as possible. This means forming partnerships with social services organizations across Guelph and leveraging their connections to access the basic necessities of life such as housing, food and clothing to even creating an employment program within Danby for those newcomer families that were interested.

Danby has also supported the vulnerable members of Guelph in a number of ways that demonstrate that they are a business that cares about the community they live in. Hope House can share that Danby has been a sponsor and had staff participate in the Coldest Night of the Year walk in support of people experiencing hurt, hunger and/or homelessness in Guelph for the last three years. They have also donated much needed equipment to our kitchen facilities helping Hope House deliver warm meals to the community. Jim has been a guest speaker in our Circles program that is focused on supporting people in leading their families out of poverty.

Jim and Danby's desire to improve this community are evident in their proposal which includes significant community recreational space, incubator space for Food Tech/Ag Tech start-ups or building to a net zero standard creating a show piece of environmental development and leadership.

At HOPE House, we believe the opposite of poverty is community and that we all benefit when we collaborate and share resources. We believe this project has strong potential to demonstrate new ways that development could occur within Guelph, one that looks to serve all aspects of this community.

Sincerely,

[Redacted Signature]

Jayla James - Executive Director, HOPE House Guelph

HOPE House Guelph | 10 Cork Street East, PO Box 1869 Guelph, N1H 7A1
519-265-4299 | hopehouseguelph.ca



Letter of Support



The Salvation Army
Canada and Bermuda Territory
Ontario Division
Guelph Citadel

Giving Hope Today



1320 Gordon Street, Guelph, ON N1L 1H2
Tel: (519) 836-9360
Email: office@guelphsa.ca
Web: www.guelphsa.ca

January 25, 2022

To whom it may concern,

RE: SUPPORT FOR NEW DANBY HEADQUARTERS

On behalf of The Salvation Army, please accept this letter of support to Danby Appliances in their application to acquire land in the city of Guelph to build a new headquarters for Danby as well as space for several other business to co-locate.

Danby's vision is to build a space that puts sustainability and employee health at the forefront, and their desire is to remain in Guelph and continue to be an integral part of the community.

The Salvation Army in Guelph has benefited from the generous support of both Danby and the Estill family over the years. We have partnered with the Estill Family on the Syrian Refugee settlement Jim initiated in 2015/16, and again for the Afghan Refugee program he is initiating currently. The scope of these initiatives is enormous, and our involvement and his role in pulling all the partners together has demonstrated the commitment that the Estill family and Danby have to the community of Guelph.

Danby has also provided equipment at not cost for our Community and Family Services centre at 210 Victoria Road South, allowing us to enhance our delivery of fresh produce and perishable items to some of our communities most vulnerable members.

Finally, the Estill family have regularly contributed generously to our annual fundraising efforts. These funds ensure that our vital community services, including emergency food, clothing, shelter, programs for children, and Christmas assistance can continue.

If you require more information about the The Salvation Army, please contact me directly at 519-836-9360, or by email at peter.vanduinen@salvationarmy.ca.

Sincerely,

[Redacted Signature]

Major Peter van Duinen
(Corps Officer/Pastor)

William & Catherine Booth
Founders

Brian Reddie
General

Floyd J. Tidd
Territorial Commander

Shawn Critch
Divisional Commander

Letter of Support

UCS Forest Group	Puresource/ Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	------------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



January 26, 2022

To whom it may concern,

I am writing is letter on behalf of St. Joseph's Health Centre Foundation Guelph and in support of Danby, specifically as it relates to Danby's possible expansion in Guelph.

Danby and The Estill Family have been one of our strongest supporters for over twenty years. Through their transformational donations and gifts of product, they have truly changed the quality of care we are able to provide to our residents, patients and clients by ensuring we have the best possible tools and technologies in the hands of our care teams.

Danby remains one of our most valued partners who we turn to time and time again when we are in need of support. Over the last two years, our relationship has become more vital than we could have imagined. Early in the pandemic, we suddenly found ourselves in urgent and immediate need of freezers to store our COVID-19 test kits. With a simple phone call making this request, we were provided the freezers the next day and offered support around delivery. Danby also regularly donates items such as fridges for the Health Centre and is always willing to donate various product in support of our fundraising efforts.

St. Joseph's Health Centre joins countless other organizations in our community who remain deeply thankful to have the philanthropic spirit of Jim Estill and Danby. We are blessed to have such an organization in our community and know a strong Danby presence in Guelph will have far reaching effects regarding the quality of our healthcare system and beyond.

Sincerely,



Jennifer Hall
VP, Development
St. Joseph's Health Centre Foundation Guelph

100 Westmount Road • Guelph • ON • N1H 5H8 • www.sihcg.ca • 519.767.3424

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------



January 26, 2022

To whom it may concern,

RE: SUPPORT FOR NEW DANBY HEADQUARTERS

On behalf of Immigrant Service Guelph Wellington, I would like to lend my support to Danby Appliances in their application to acquire land in the city of Guelph to build a new headquarters for Danby as well as space for several other business to co-locate. I have no doubt that Jim Estill will put forth a plan to build a business headquarters that will serve the community on many fronts. This is a local business that has proven in many respects that they live by their company motto "Do The Right Thing"

Danby Appliances has taken a leadership role in the community of Guelph by become a Sponsorship Agreement Holder with the Citizenship & Immigration Canada. In this role they sponsored over 50 Syrian Refugee families in 2016, and between 2018 and 2021 have assisted members of the Guelph community is the sponsorship of additional refugees from Afghanistan, DRC, Eritrea, Ethiopia, Iraq, Pakistan, Somalia, South Sudan, Sudan, and Syria. In the next two years the Danby SAH will sponsor 50 Afghan families. This work has brought together a wide variety of community members and organizations together. We have been please to work with Danby as they direct New Canadians to our services. We have had positive experiences working together to help find employment opportunities for New Canadians within Guelph.

We believe Danby's efforts to develop and expand within Guelph will help build a stronger, vibrant community. If you require any additional information, please feel free to contact me at

scocco@is-gw.ca

Regards,



Sandra Cocco, M.A.
Executive Director

Letter of Support

UCS Forest Group	Puresource/Now Health Group	The Farley Group	TrafficSoda	Clutch	Humble Potato Chips	MATR	University of Guelph	Guelph General Hospital	Hospice Wellington	Hope House	The Salvation Army	St. Joseph's	Immigrant Services	Innovation Guelph
------------------	-----------------------------	------------------	-------------	--------	---------------------	------	----------------------	-------------------------	--------------------	------------	--------------------	--------------	--------------------	-------------------

Feb 2, 2022

RE: Proposed Estill Innovation Community



I am happy to provide this letter of support for the proposed development of Hanlon Creek Phase III as submitted by Jim Estill. His vision for a collaborative innovation space that brings head offices of larger companies together with support for startups incorporates a proven successful approach to cluster building. The focus on Food Tech, Ag Tech and circularity leverages deep expertise in Guelph and will build on the leadership the region has already demonstrated in this rapidly growing niche. In addition, the proposed investment in community resources and business supports will offer significant benefits, not just to startups, but to the broader community.

As the Regional Innovation Centre (RIC) serving Guelph and the surrounding area, being situated at the core of such a development would allow us to build on 10 years of success, with the added value of reduced operational costs and access to multiple co-located resources. IG has been the "little RIC that grew," offering unique business support programs that have been emulated across the province and, in some cases, nationally. In recent years, steadily increasing operational costs, despite shrinking operations funding, has stretched us to the limit. This proposal acknowledges the value of Innovation Guelph's business incubation/acceleration capacity by offsetting a major operational expense, which would enable an even greater focus on direct support to businesses.

In keeping with our commitment to building prosperity and community well-being through the development of a robust and sustainable local economy, we support this much-needed proposal and look forward to being a part of the Estill Innovation Community in a collective mission to accelerate innovation and economic growth in Guelph.

Sincerely,

[Redacted Signature]

Alison Crumblehulme
CEO

InnovationGuelph.ca • 519-265-4495 • 361 Southgate Drive, Guelph, ON N1G 3M5





Appendix A3: Danby Expanded Corporate Profile

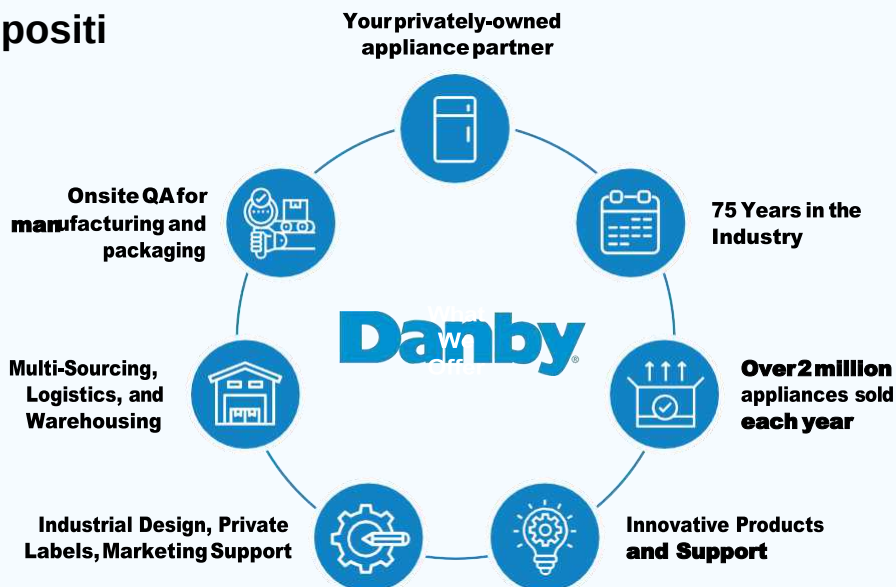
Proponent Profile



Supporting your life's every move.

Established in Montreal, Quebec in 1947, Danby has been proud to be a family run company for 75 years. Our vision is simple: to create brilliant & inspired appliances designed to fit your space and your every move. We love when a classic and intuitive design surprises with features to keep life organized and easy. We believe that thoughtful design is always in season. This humble vision has allowed Danby to be one of the leading refrigeration and specialty appliance companies in North America, offering unique and inspired appliances loved by people continent-wide. This success has fueled Danby's to growth across Canada and the United States to become a leading refrigeration and specialty appliance company in North America. A significant employer in Guelph, growing headcount over 60% over the last 5 years, Danby continues to expand its products, services and customer base. The strategy for Danby's future growth is both through organic and acquired products, services and talent. The future is bright for Danby.

Our Value Proposition



Danby Appliances

About Us

- Danby was founded in 1947 in Montreal
- Our head office is located in Guelph, Ontario, Canada

Our Vision

- To be the leader in compact appliances and specialty products.

Our Mission

- We create simple, functional, durable products that are designed to fit your lifestyle.

Why Danby?

Danby Products Inc.

- Expertise in the market
- Quality and service
- Fulfilment capabilities
- Product flexibility and innovation

Danby75
YEARS

**MICRO
FRIDGE**

Silhouette

Danby
PARCEL  **GUARD**

Danby[®]
Designer

Danby
Premiere

Danby
DIPLOMAT

Danby[®]
**One
PLUG**

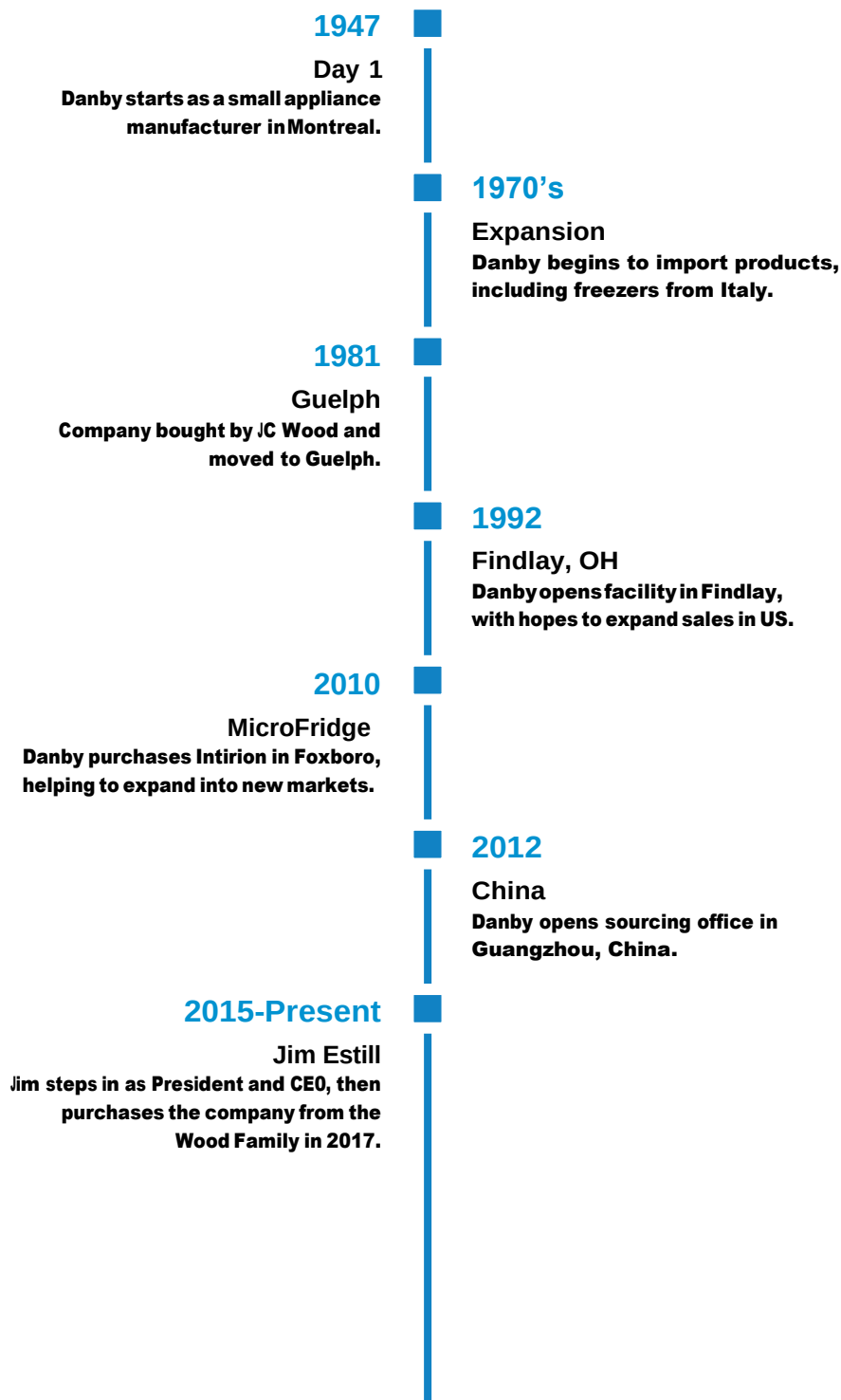
Silhouette
PROFESSIONAL™

Silhouette
SELECT.

**SAFE
PLUG**

Danby Appliances

Timeline



Danby Appliances

Our Future

2020 and Beyond

We plan to continue introducing smart and innovative products, as well as constantly improving the way our company operates.



With the addition of the Parcel Guard and our wireless connected home comfort appliances, our products are building on smart home trends and innovations.

- **Danby sold over 2 million appliances in 2019**
- **We introduced over 70 new products.**



Danby Appliances



Guelph, ON, Canada

- Sales, Marketing, Finance, HR, IT, Warehouse, Product Development, Quality, Supply Chain, Purchasing, Consumer Service
- Head Office: 16,000 sq. ft.
- Warehouse 1: 210,000 sq. ft.
- Warehouse 2: 78,300 sq. ft.



Foxborough, MASS, USA

- Sales and Warehouse Operations, Finance, Consumer Service
- MicroFridge Head Office
- Warehouse: 10,000 sq. ft.



Findlay, OH, USA

- Danby US Headquarters
- Sales & Warehouse Operations
- Head Office: 7,000 sq. ft.
- Warehouse: 205,000 sq. ft.



Guangzhou, China

- Finance, Product Development, Quality, Supply Chain, Manufacturing Management and Logistics
- Danby Asia Head Office



Calgary, AB, Canada

- Warehouse Operations
- 80,000 sq. ft.



Tolleson, AZ, USA

- Warehouse Operations
- 185,000 sq. ft.



Saraland, ALA, USA

- Warehouse Operations
- 125,000 sq. ft.

Over 1 million sq. ft. of warehouse and office space around the World.

Estill Innovation Community



Appendix A4: Avison Young Expanded Corporate Profile

Avison Young

*Our **purpose**, our **voice** and our **people-first** culture*

At Avison Young, we're driven by a common purpose to create real economic, social and environmental value, all powered by people. As a global real estate advisor, Avison Young believes in creating positive impact wherever we go.

What do we mean by powered by people?

Real estate isn't just about shopping centres, buildings, offices, warehouses or cities. It's about creating winning conditions for the people, the businesses, and the communities in them to thrive. As a people-centric, collaborative organization Avison Young is in a unique position to create this real value, powered by people.

What do we mean by value?

In addition to traditional measures of asset performance, cost management and yields, real estate value should also incorporate the broader contribution we and our clients can make to the well-being of people, communities, the environment and economies. Our sector has an enormous impact on peoples' lives. Let's make the most of it.

Investors, asset owners, occupiers, customers, communities, and our own employees all need to find new ways to realize real estate's full potential. There is a vital role for our sector to create healthy, productive centers, cities that are centers of prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community. We're informed by richer insight into our markets, our clients and the trends that will affect futures. Our unique ability to see patterns of opportunity makes us nimble in response and always organized around client strategies.



Avison Young

*Our **purpose**, our **voice** and our **people-first** culture*

This kind of leadership comes naturally to us because we're powered by people – our key to building great relationships and creating sustainable value for our clients. How do we do this?



We are a unique engine of collective intelligence **driven by collaboration and global insight**; fueled by local market expertise; and equipped with data and the smartest technology – we translate insight into solutions and advantage.



We believe in the positive impact **commercial real estate can make in the lives of people**; we care about what **matters to our clients, communities and each other**. Our purpose is to make a difference.



We have a people-first culture, **built from day one to be nimble – embracing curiosity, fostering creativity, promoting agile thinking – to achieve greater collective success**.

What our core values mean for the Estill Innovation Community

We're in this together.

We are passionate about advocating on your behalf as we understand how your successes directly and positively impact our colleagues, friends, and broader communities.

We celebrate your accomplishments. Our commitment aligns us with your interests, inspiring us to seek innovative, effective ways to achieve your business goals.

Avison Young

*Longstanding values that **matter***

Founded in 1978 to create a more accountable and nimble real estate company, with legacies dating back more than 200 years, we will never outgrow our values of putting people first in every choice we make.

Avison Young has 12 offices across Canada including:

- **Calgary**
- **Edmonton**
- **Halifax**
- **Lethbridge**
- **Moncton**
- **Montreal**
- **Ottawa**
- **Regina**
- **Southwestern Ontario**
- **Toronto – GTA**
- **Vancouver**
- **Winnipeg**
- **London**

This deep local experience is supported with a broad global reach that includes:

5,000+

real estate professionals

400 msf

under property management

100+

offices

15

countries



Avison Young

Growth

Avison Young is built on the belief that commercial real estate isn't just about the buildings and the square footage and the occupancies. At its best it's about spaces and places that improve lives and help businesses thrive; for the users of space - shoppers, residential dwellers, employees, citizens and communities that make impact matter.

2008-2009

Strengthen
the core

- **Roll up Canada-based offices of top-tier commercial real estate brand and hired leading Global CEO.**
- **Launch five-year plan to “play offense” and significantly grow the business during a period of historic industry displacement.**

2010-2012

Build out
U.S. platform

- **Enter U.S. market and build major market presence in Chicago, Washington, D.C., Atlanta, Dallas, Houston, Los Angeles, New York and San Francisco.**
- **Begin opportunistic expansion into secondary markets.**

2013-2018

Launch overseas,
in-fill services

- **Open offices in UK, Germany, Mexico, Romania.**
- **Add in-fill geographically and by service line capabilities, including hospitality.**

2019+

Expand internationally
enhance services

- **Open new and in-fill service line capabilities in Europe and Asia. Continue to add top talent and key services globally and enhance integrated occupier and investor service offerings.**



Avison Young is first and foremost an economic, social and environmental catalyst propelled by our human character. We are a privately held, Canadian-based company, with a longstanding culture of collaboration. The fact we're majority owned by a broad base of Principals means that our clients can partner with an empowered owner who is invested in—and driven by—shared success for the long-term. Our unique ownership structure creates intelligent solutions that deliver an enhanced client experience and better results. Refer to Appendix A2 for more information on our ownership structure.

We realize the full potential of real estate by using global data platforms, which provide our clients with cutting-edge information and benefits. Together, our goal is to create healthy, sustainable and productive workplaces for employees, thriving cities for their citizens, and places that create a net benefit for the economy, environment, and community.

Avison Young has unparalleled experience providing integrated real estate services with talented professionals engaged in strategy through implementation across the real estate life cycle.

Avison Young

Core Expertise



The range of services to meet all needs

Truly integrated solutions

We've designed our corporate structure to best serve our clients, fostering a culture of collaboration and supported by leading-edge subject matter experts in many critical specialty areas. We are organized to deliver tailored, integrated solutions to meet the Estill Innovation Community's unique needs for now and into the future.

Avison Young

Similar & Notable Transactions (Partial List)

Avison Young has worked with the various local municipalities/cities to kick off and attract new development/employment opportunities for several new business parks throughout the region. This includes the Southgate Business Park, Hanlon Creek Business Park, Aberfoyle, Cambridge Business Park, Boxwood Business Campus, LG Lovell Industrial Park, Trillium Industrial Park & Commercial Way Business Park to name a few.

Our agents situated in the Avison Young Southwestern Ontario office have collectively been involved in selling and developing properties within the Guelph market and, most notably, the Hanlon Creek Business Park since its inception. Avison Young has played an integral role in the sale and development of hundreds of acres throughout the Guelph and surrounding regions and has been firmly committed to recruiting new companies to the City of Guelph, resulting in a substantial amount of employment opportunities for its residents. The Southwestern Ontario Avison Team has an extensive track record and looks forward to assisting Mr. Estill in the procurement and development of the [Confidential Project]. Lastly, in addition to the local market expertise, Avison Young has been extensively involved in developing Industrial lands throughout the Canadian marketplace. This expertise will be available to assist Mr. Estill with his vision.

Please see the following for an overview of a few of the notable transactions that the Avison Young Southwestern Ontario Office has completed throughout the Guelph market and surrounding regions:

- Southgate Drive, Guelph: Sale of 100 acres to Tim Horton's for the development of a state-of-the-art manufacturing and distribution centre
- Southgate Drive, Guelph: Sale of 60 acres to Cooper Construction for future industrial development
- Phase II Hanlon Business Park: Sale of 120 acres to Cooper Construction for future Industrial development
- 4560 Concession 7, Guelph, Guelph ON: Sale of 20 acres of land for future industrial development
- 100 Beiber Rd, Puslinch, ON: Sale of 94 acres to Royal Canin for the development of a state-of-the-art manufacturing and development facility
- 7504 McLean Rd, Puslinch, ON: Sale of approximately 66 acres for the development of a new Mammoet Crane facility
- 7504 McLean Rd, Puslinch, ON: Sale of approximately 24 acres for the development of a 282,133 SF Cold Storage/Distribution Facility with 40-foot clear heights
- Highway 6, Guelph: Sale of 60 acres – Lafarge Canada
- 5055 Whitelaw Road, Guelph: Approximately 15.5 acres sold for the development of a new car dealership
- Wellington Road, Eramosa: Approximately 60 acres sold for future industrial development
- 190 Hanlon Creek Boulevard, Guelph: Approximately a 2.7 acre was acquired for the Guelph Humane Society. Brokerage, project management, facilities and design-build services provided by Avison Young
- Ayr, ON: Over 500 acres sold for future development
- Innovation Way, Woodstock: Sale of 12.259 acres and the development of approximately 200,000 SF of Industrial facility
- Commerceway Business Park, Woodstock: Sale of 40 acres for future development

Avison Young

Our commitment to ESG

We believe in the positive impact commercial real estate can make

The real estate services team comprised of Asset and Property Management develops and proactively manages diverse portfolios comprised of various property types to create stable income and above average capital growth. It does so with a keen eye to providing risk adjusted returns for investors, while also addressing resiliency and sustainability in accordance with Environmental, Social & Governance (ESG) factors. Though our managed portfolios, we are committed to engaging stakeholders around ESG, fostering health and wellbeing at every opportunity and creating a positive impact on the communities in which we work.

It is our belief that sound governance and active management of environmental and social issues increases the likelihood that organizations will perform well over the long-term, minimizing risk but also capitalizing on opportunities along the way.

To this end, Avison Young is committed to five Environmental, Social & Governance guiding principles on behalf of our clients and partners:



Energy efficiency & GHG reduction



Health & wellbeing



Stakeholders & community engagement



Positive socioeconomic & environmental impact



Best practices, robust compliance & transparent benchmarking and reporting

Avison Young

Allies for Diversity, Equity & Inclusion

Avison Young actively promotes and supports diversity and inclusion in hiring, promotions, and workplace culture, and we approach our community stewardship activities as a strategic priority for our business. We believe that having a diverse workforce which reflects the religious, cultural, ethnic, gender and sexual orientation of the communities we serve not only promotes organizational resilience but enables us to better execute on service delivery. We develop and adjust portfolio strategy, acquisitions, asset management and community/tenant engagement activities as required to achieve our goals and the Diversity, Inclusion and Equity objectives of our clients.



We utilize Avison Young Human Resources for the promoting, screening and hiring of employees, and comply with corporate HR policies, including diversity and inclusion, the employee code of conduct, the whistle-blower policy and other tools to support the enforcement of tolerance in the workplace, avoidance of bias, and employee education and training in furtherance of these objectives.

Avison Young further supports diversity and inclusion by including these policies in hiring RFPs and service and material supplier questionnaires. We leverage the Avison Young Responsible Procurement team, policies and partnerships for support in identifying minority and women-owned and led business enterprises, and we track sustainable and diverse suppliers and spending.

Lastly, we believe that properties that are selected and operated with an eye to social value for the communities they serve, enjoy higher tenant retention, lower turnover costs, more responsible operational compliance and as such derive value to the bottom line on behalf of our investment clients.

Estill Innovation Community



Appendix A5: Community Philanthropy

Community Philanthropy

The Estill Family and Danby have donated more than \$10,000,000 to local charities

Being a community leader, and helping those less fortunate than ourselves, is the driving force of the Danby organization. This stems from CEO, Jim Estill, who is incredibly active from a charitable perspective and preaches the simple idea to always “Do the Right Thing”. Leadership is more than doing business. The following highlights several of the initiatives that Danby is most proud of.

- **Danby and the Estill family have been the largest or in the top 10 donors to many Guelph organizations including, but not limited to, the Guelph Community Foundation, Guelph General Hospital, Hospice Wellington, The Salvation Army, United Church, Guelph Food Bank, Royal City Mission, Stonehenge Therapeutic Community, University of Guelph Arboretum and The Rotary Foundation.**
- **Sponsorship and supporting refugees: Jim Estill and Danby became household names during the Syrian refugee crisis. Estill received the Order of Canada for his work. Danby worked with the larger Guelph community on housing, employing, supporting and settling many Syrian refugees in the greater Wellington area. Jim Estill and Danby are continuing sponsorship and support of New Canadians by committing to sponsor at least 50 Afghan refugee families.**
- **Helping protect classrooms during COVID-19: When school started up again in Ontario, amidst the pandemic, the Toronto District School Board identified 37 schools deemed to be in the highest risk neighbourhoods for COVID-19. Danby decided to Do the Right Thing and donated 500 air purifiers to the schools that needed them most.**
- **Women in Sports: The Danby Scholarship for Women's Track and Field at the University of Guelph has supported young women in their ambitions to excel in their sport. Danby is a frequent donor to the University of Guelph's She's Got Game fundraising auction.**
- **Danby donates \$50,000 to Haiti relief organizations: “The devastation in Haiti caused by the recent earthquake is heartbreaking. This country needs all the help it can get right now and we at Danby are happy to provide donations to a few select organizations we feel can have the most immediate impact” said Jim Estill, Danby President and CEO.**
- **Supporting The Guelph Humane Society in Their New Location: Danby donated stainless steel microwaves and fridges for the kitchen and lunch areas, bar fridges for the treatment and wildlife rooms, as well as a dishwasher and bar fridges for the community room.**
- **\$1,000 Thank You Bonus for Frontline Danby Staff: In March of 2020, much of North America issued lockdown orders due to the COVID-19 pandemic. Since then, Danby has provided their essential workers with “Thank You Bonuses” for helping maintain operations.**
- **Coldest Night of the Year Virtual Walk for Hope House Guelph: February 20, 2021, marked the ten-year anniversary of the Coldest Night of the Year (CNOY) walk. Since 2011, CNOY has raised over 30 million dollars for those experiencing homelessness in 149 communities across Canada. , Danby participated in the virtual walk-in support of HOPE House Guelph.**
- **Freezers For Covid-19 Vaccines: With Danby producing over 500,000 freezers a year, they knew they could help with the need for medical freezers when COVID-19 vaccines came to market. Danby has experience making medical fridges with the Danby Health lineup, a medical-grade refrigerator equipped to store temperature-sensitive goods.**
- **Donation To Recess Guardians: Recess Guardians has helped hundreds of thousands of youth gain confidence in themselves by empowering all youth to be leaders in their schools and communities through play and physical activity. Danby's 10 Days Of Giving Back: During the Holiday's in 2020, Danby lent a hand to communities across North America by donating 10 products, every day, for 10 days in December. 100 appliances were sent to charities and foundations that supported their local communities.**
- **75th Anniversary Activities: Danby will be donating \$40,000 to local charities within the chosen Municipality, chosen by Danby employees. Another \$35,000 across Danby's other North American sites will be donated to charities in those communities**

Estill Innovation Community



Appendix A6: Avison Young Detailed Biographies

Brent Kingdom

**Principal, Practice Leader, Project Management Services
Avison Young**



+1 905 283 2325
[brent.kingdom](mailto:brent.kingdom@avisonyoung.com)
[@avisonyoung.com](mailto:brent.kingdom@avisonyoung.com)

Qualifications and experience

Brent Kingdom is a Project Manager, Facilities Consultant and Planner specializing in the planning and implementation of Office, Retail and Mixed Office / Industrial Commercial Projects. Brent has over twenty-five years of experience in “hands on” development of office environments from information to implementation and is considered one of Canada’s leading experts. Demonstrated ability to direct and control all aspects of complex projects without exception, to the satisfaction of corporate clients.

Key Skills

- **Collection and Compilation of Facilities Programming Information, Spatial Requirements and Building Constraints**
- **Creation of customized Space Utilization Forecast Models and Facilities Forecast Budgets**
- **Conceptual Space programming and allocation of spatial resources based on function**
- **Detailed Development of Building Code Requirements**
- **Coordination of Space Allocation and Design with building capacities and capabilities**
- **Project Budget, monitoring and reporting**
- **Project Scheduling and resource allocation and management**
- **Project Master Planning**
- **Design and Engineering Team Management**
- **Construction Procurement and Process Management**
- **Critical Path Definition and Optimization Strategies**
- **Construction Contract Negotiation and Procurement**
- **Detailed planning of construction materials and methodology**
- **Furniture, Fixtures and Equipment design, application, development and inventory valuation assessment**
- **FFE procurement, Market Analysis and Contract Negotiation through to Installation Management**
- **Technology Infrastructure Development, Coordination and Procurement**
- **Presentations and explanatory material produced using AutoCAD, PowerPoint, Excel, MS Project, E Financial Management Systems and Reporting Protocol Tools**

Brent Kingdon

Principal, Practice Leader, Project Management Services Avison Young

Relevant project experience

- **Peel CAS, Office and Centre 110,000 sf**
- **General Mills Cdn Relocation: 38,000 sf**
- **Gowling Law Offices, 40,000 sf**
- **Index Exchange, Toronto 60,000 sf Tech**
- **MoCA,, Toronto, 50,000 sf, Cultural**
- **Quadreal Corporate Offices, Toronto and Vancouver, 75,000 sf**
- **RSA Offices Mississauga, 175,000 sf**
- **Tulip Toronto Offices, 17,000 s.f. Tech**
- **Bentall Kennedy Corporate Offices, 1 York St., Toronto, 42,500 sf**
- **GWL Corporate Offices, Toronto, 32,000**
- **Mitsubishi Aerospace, 190,000 sf. Industrial**
- **G+W Survalent, 190,000 s.f. Industrial**
- **D+H Corporate Offices, 31,000 sf**
- **Westcon Comstor Corporate Offices Oakville, 46,000 sf**
- **Takeda Cdn Offices, 28,000 s.f.**
- **General Mills Cdn Offices, 120,000 sf**
- **Enersource Office, 90,000 sf**
- **Baxter Cdn Corporate Offices, 87,000 sf**
- **Jones Spec. Pkg , 84,000 sf Pharma**
- **Becton Dickinson Cdn Office, 70,000 sf**
- **Maple Leaf Think Food Centre 152,000 sf**
- **Maple Leaf Consumer Foods Corporate Office Development 180,000 sf**

Peel Children's Aid Society Building. **Avison Young was responsible for the development of the program and building size, the budget and the development through the construction schedule. At the outset of the project, our feasibility study provided the Board of Directors and their lender's confidence to proceed with the development, with Avison Young managing through to completion.**

Maple Leaf Foods, Meadowvale currently. **Avison Young has been retained to review the implications and opportunities of the new workplace strategy. We created a budget forecast for various renovation options, from the full replacement of interior finishes from the base building shell to the most economical solutions in the retention and re-purposing of the existing leasehold improvements. Our feasibility study extended to the relocation and recreation in alternate locations. Our development of multiple scopes, budget and timeline alternatives produced a feasibility study that illustrated the range of potential opportunities for their informed selection of the ideal scenario.**

Arlene Dedier

Principal & Executive Vice President, Canadian Practice Lead Project Management Services, Avison Young



+1 647 619 7211

Arlene.dedier@avisonyoung.com

Credentials and professional affiliation

- B.Arch., Assoc. AIA, PMP, LEED GA
- American Institute of Architects, Associate
- Toronto CREW, Inclusion Diversity and Equity Committee
- NAIOP
- Project Management Institute
- Urban Land Institute
- Canadian Green Building Council, Green Associate

Key areas of expertise

- Project Management
- Development
- Construction
- Corporate Office, Retail, Hospitality and Technology

With over 25 years of experience Arlene Dedier has an extensive background in architecture and construction management in the commercial real estate, retail, industrial, and hospitality industry she has a proven ability to direct ground up construction, tenant-fit out and renovation projects, overseeing several multi-million-dollar projects simultaneously.

With a lifelong interest in design, Arlene began a career in architecture and real estate development following the completion of her Architecture degree. From the start, she has focused on managing the development and construction of numerous tenant fit outs and base buildings, which allowed her to establish herself as a designer and project manager for a large US Development firm. Leading the exponential growth of a Canadian Project Management Company as Director of Private Sector, for 11 ½ years. Arlene's entire career has centred around working with owners and occupiers to deliver them the real estate space they need.

Known as a firefighter, she was frequently brought into rescue projects by other firms, that had gone awry. Her ability to work seamlessly, with diverse teams of stakeholders allow her to quickly determine a projects issue and find ways to solve them.

Her charisma paired with her deep industry knowledge makes her a natural leader for the Canadian Project Management Practice at Avison Young with an innate ability to motivate her project teams and provide meaningful insight into technical issues for their clients. She is also the recipient of the Catalyst Canada Honors 2020 Business Leader award, which recognizes role models of workplace inclusion in corporate Canada.

Project experience

Technology Firms Experience

- Instacart North Office
- Think Research
- Blue Cat
- Konrad Group
- World Space Headquarters, DC, London, UK, Trinidad & Tobago
- Ericsson Multiple Locations in VA, DC, MD
- Peninsula Canada Headquarters
- Lockheed Martin Demonstration Centre & Offices, VA

Non-Profit

- Eva's Initiatives for Homeless Youth Toronto Facility & Offices
- Plan Canada
- MasterCard Foundation
- Council of Universities
- Ontario Council of Articulation and Transfer
- Canadian Automobile Dealers Association Headquarters
- Canadian Mental Health Association Waterloo Wellington New Build
- Public Sector
- Federal Reserve, VA
- IESO Retrofit Renovation, Toronto

Arlene Dedier

Principal & Executive Vice President, Canadian Practice Lead Project Management Services, Avison Young

Retail Projects

- Gap Toronto
- Lowes Canada New Store Construction, ON, AB
- Lowes Rona Renovation Program, Multiple Locations
- Holt Renfrew Expansion & Renovation, Yorkdale
- HR2 Outlet Stores, ON, QB
- Forever 21 Multiple Locations
- Clearly Optical, 4 Locations
- Club Monaco Canadian Renovation Program, 6 Locations
- Sears Canada Retrofit Program, Multiple Locations
- The Wendy's Company – Expansion Program, Multiple Locations
- A&W Restaurants – National Refresh Program
- Hospitality
- St. Regis Hotel & Condos, Renovation Toronto
- Fairmont McDonald Pool & Spa Renovation, Edmonton
- Comfort Inn National Renovation Program (35 Locations across Canada)
- Palliser Hotel Guest Room Renovation, Calgary
- Sheraton Eau Claire Guest Room Renovation, Calgary
- Fairmont DC (formerly Monarch Hotel) Renovation, DC
- Hilton Garden Inn- New Build, FL, MI, MD, VA
- W DC, Formerly Hotel Washington, Conversion, DC

Law Firms Experience

- Davies Ward Phillips & Vineberg LLP, ON
- Torys, LLP, ON
- Bereskin & Parr LLP, ON
- Osler Hoskin and Harcourt, LLP, ON
- Fillion Wakely, LLP, ON
- Lerner, LLP, ON
- Blakes, Cassels & Graydon, LLP, ON
- Thorton Grout, LLP, ON
- Stewart McKelvey, LLP, NS
- McInnes Cooper, LLP, NS
- Hunton William, s DC
- Wiley Rein Fielding Law Firm, DC
- Schnaeder Harrison LLP, PA
- Swidler & Berlin, Shereff Friedman, LLP, DC

Eric Swanson

Senior Vice President of Project Management, Avison Young



Eric.swanson@avisonyoung.com

Education

- University of Illinois, B.S., Economics & Finance

Eric Swanson has over 30 years of experience in the development and construction of real estate. Mr. Swanson has had the privilege of holding executive positions with Koger Properties, Codina Group, LandBank, the Broe Group and Flagler Development. His primary expertise is in land, office and industrial development. However, his portfolio also includes multi-family residential, retail, and most recently, Public-Private Partnerships. In addition to his real estate development background, Mr. Swanson has had the good fortune to create and run an oil and gas exploration company, managed environmental projects, created a rock mining company and developed ranching and hunting programs in New Mexico, and was responsible for construction, property management and brokerage operations

Significant Projects

- Palm Beach Kennel Club – 60 acres and 60,000 SF Advisory Services, Master Planning
- Greater Miami Jewish Federation – 45,000 SF Office Renovation & New Development
- Schlegel Capital – 500,000 SF Office Campus, Master Plan and New Development
- Port Everglades Int'l Logistics Center – 300,000 SF New Industrial Development
- 2800 Ponce – 145,000 SF Renovation of Class 'A' Office Building
- Azul Baldwin Park – 178-unit Multi-Family Value Added Project Management

Paul Laskowske

Senior Vice President, Director of Construction, Avison Young



Paul.laskowske@avisonyoung.com

Credentials and professional affiliation

- **MBA, Northwestern University, Kellogg School of Management**
- **Bachelor of Science, Northern Illinois University**

Paul Laskowske is SVP, Director of Construction for the Avison Young – Project Management and Development teams where he oversees the design and construction of all projects and developments. He is responsible for all design and construction contracting practices, systems, and processes. Over the years, Paul has established and maintained relations with architects, contractors, major trades and professional organizations.

Paul provides leadership and oversight of all construction activities of Avison Young developments, project management and advisory services. During his 33 years in the construction industry, Paul has been directly responsible for the management of preconstruction and construction phases on a wide range of project types including residential, hotel, office buildings, health care, and convention center facilities.

Prior to joining Avison Young, Paul held senior level executive positions with major Chicago based firms including Clune Construction Company and Gurtz Electric Co. Further, during his 21-year tenure at Morse/Diesel International and its successor AMEC Construction Management, Paul rose from Estimator to Vice President/Operations

Represented Clients

- **445 N. Park-Loews Hotel**
- **Coast at Lakeshore East**
- **Elysian Hotel and Condominium**
- **Aqua**
- **Pinnacle Tower Condominium**
- **Fordham Tower Condominium**
- **Sofitel Chicago Water Tower**
- **Millennium Centre Condominiums**
- **Silverman Hall for Molecular Therapeutics & Diagnostics**
- **Northwest Community Hospital**
- **Northlake Data Center**
- **Toyota Park**
- **Dearborn Center, Citadel Center**
- **One North Wacker, UBS Tower**
- **Crate & Barrel Corporate Headquarters**
- **MartParc Wells Parking Garage**

Scott Pickles, MBA Architect, AAA FRAIC LEED AP

National Director, Real Estate & Infrastructure Consulting, Canada, Avison Young



+1 587 894 3738

scott.pickles@avisonyoung.com

Qualifications and certifications

- Master of Business Administration, Managing for Sustainability, University of Colorado at Denver
- Master of Architecture, University of Calgary
- Hons. Bachelor of Arts, Art, University of Lethbridge
- Architect, Alberta Association of Architects (AAA)
- Fellow, Royal Architectural Institute of Canada (RAIC)
- Leadership in Energy & Environmental Design (LEED) 2.0 Accredited Professional, United States Green Building Council (USGBC)

Employment history

- 2021 – present: Director, Real Estate & Infrastructure Consulting, Avison Young
- 2019 – 2021: Senior Manager, Colliers Project Leaders
- 2008 - 2019: Various Positions, City of Calgary
- 2006 – 2008: Development Manager, Windmill Development Group
- 2002 – 2006: Project Architect, Perkins+Will

Scott is a seasoned real estate professional with 18+ years of experience providing strategic advisory, and infrastructure consulting services to public, not-for-profit and private sector clients across Canada. As a Registered Architect, and having worked as a strategic advisor, a sustainable real estate developer, and in various roles within municipal government, Scott combines this technical expertise with practical experiences as a consultant, client/owner, and public sector employee in the delivery of complex, transformational real estate projects that advance strategy, innovation, and continuous improvement. As a result of his diverse background, Scott has led private, public and not-for-profit real estate projects. While at The City of Calgary, Scott led the development of strategic capital investment plans, land development and affordable housing assessments, the implementation of capital planning analysis, and business process improvements.

Throughout his career, Scott has led projects spanning strategic service and capital planning, occupier capital investment, commercial, retail, residential building, land development, architecture, design, and owner representation projects across Canada. As a result of this broad experience and direct public sector experience, Scott has become a trusted strategic advisor for owner/occupiers across Canada. Scott's ability to provide leadership and build trust among diverse stakeholders enables common visioning, realizable project goals, and effective change management throughout all project stages. Adroit at navigating public, not-for-profit and private priorities and strategies, Scott is fully familiar with all key dimensions and engagement required to make informed strategic real estate and infrastructure investment decision-making. As a Green MBA and LEED 2.0 accredited professional, Scott also brings a passion for integrating sustainable development and corporate social responsibility to ensure long-term success.

Expertise

Service, Strategic & Capital Planning, Municipal Government Policy & Process Development, Feasibility Analysis, Business Cases, Sustainable Real Estate Development, Portfolio Program & Project Management, Change Management, Transformational Change Support, Business Process Design & Management Facilitation, Residential & Mixed-Use Housing, Architectural Consulting (High Rise Residential, Commercial, Retail, Mixed Use, Industrial, Sustainable), Business Development

Relevant Development Advisory Experience

- Alvarez & Marsal (A&M) Canada Real Estate Advisory Assistance
- YMCA Calgary – Investment Options Analysis, Calgary, AB
- City of Brantford / Brantford Police Services Accommodations Analysis, Brantford, ON
- Conseil des écoles fransaskoises (CÉF) Opportunity and Options Analysis, Prince Albert, SK
- Windmill Development Group – The Acqua + Vento
- University of Lethbridge Community Centre of Wellbeing (CCW) Market Scan, Lethbridge, AB

Scott Pickles, MBA Architect, AAA FRAIC LEED AP

**National Director, Real Estate & Infrastructure Consulting, Canada,
Avison Young**

**Real Estate Optimization Experience
(Sample Narratives)**

Belron Canada Real Estate Portfolio Optimization, National Analysis. As a market leader in vehicle glass repair replacement and distribution across Canada. Belron has more than 350 service centres, 35-40 distribution/warehouse centres and over 1,800 employees in 10 provinces. Belron's automotive business requires service locations to be located on primary transportation routes and in proximity to other amenities for clients to explore during service appointments to maximize access, visibility, and customer traffic. Recognizing the need to optimize their real estate portfolio, Avison Young was engaged to address cost savings, footprint optimization and provide strategic real estate consulting. Scott and a team of internal experts reviewed Belron's business model, real estate requirements and ensured their real estate strategy aligned with its operational needs. Through this work, Avison Young identified opportunities to create meaningful opportunities for growth, flexibility and cost reduction.

Department of Municipal Affairs & Housing, Province of Nova Scotia – Neighbourhood Development Site (32 Acres) Options Analysis for Existing Affordable Housing Site (Confidential), Halifax, Nova Scotia The Department of Municipal Affairs & Housing (DMAH) is the provincial ministry responsible for the administration and delivery of affordable housing solutions for Nova Scotians. With a vast portfolio of over 11,000 units, DMAH identified the need to conduct an

options study for a government-owned 32 acres residential site. The site is currently comprised of 358 public housing units distributed amongst single-family homes, row housing, and an apartment building. Scott led an internal team of experts to assess and identify the site's 'highest and best use' and measure its potential to achieve financial sustainability for the location (whether residential, commercial, industrial). The assignment required identifying business and sustainability objectives, pre-analysis research, identifying scenarios, and determining the highest and best use analysis that integrated quantitative and qualitative considerations.

Metrolinx Greater Toronto Area (GTA) Bus Facility Real Estate Options Analysis (Confidential Site), Ontario. Metrolinx, an agency of the Government of Ontario, coordinates and integrates all modes of transportation in Greater Toronto and Hamilton. With the continued expansion of GO Transit, Metrolinx identified an underutilized property. Avison Young was engaged to complete a Real Estate Options Analysis to unlock land value and utility to identify future uses of the assets and their potential suitability for alternative Metrolinx program requirements. Working alongside the Valuations team, Scott identified four probable options (disposition, leasing, hybrid lease, and others) for investigation. Key activities included conducting an industrial market overview, micro market analysis, a high-level Metrolinx asset portfolio review, and assessing the market potential of leasing, selling, or redeveloping the asset.

Nick Patheyjohns

Associate Director, Building Engineering Services, Avison Young



nick.patheyjohns@avisonyoung.com

Credentials and professional affiliations

- **BEng (Hons) Degree in Building Services Engineering**
- **Member of the Chartered Institution of Building Services Engineers (MCIBSE)**
- **Low Carbon Consultant**
- **Low Carbon Energy Assessor**

Nick is a Building Engineering Services Associate Director with over 12 years of consultancy and contracting experience in the construction industry working in various sectors such as retail, commercial, healthcare, leisure and residential.

Prior to joining Avison Young in 2019, he was Director of a small consultancy operating nationwide working on a wide range of projects. Nick has also worked for a variety of organizations including larger consultancies, local authority and specialist manufacturers and contractors.

Nick has extensive experience of MEP design and project management. Nick is also an accredited energy assessor and experienced in building physics/simulation using IES software. Nick has worked for a variety of private and public clients such as NPower, Dudley Taylor Pharmacies, Telford & Wrekin Council, Coventry & Warwickshire Partnership NHS Trust, Dudley & Walsall Mental Health Partnership etc.

As part of the building consultancy team at Avison Young Nick has also been involved in the design and procurement of engineering services for commercial refurbishment and fit out projects, peer reviews and project monitoring.

Expertise

- **Low and Zero Carbon solutions**
- **Building Consultancy**
- **Mechanical building services design**
- **Defect analysis and reporting/Condition surveys**
- **Building performance and thermal modelling**
- **Utilities**
- **Technical Due Diligence (TDD)**
- **Planned Preventative Maintenance (PPM)**

Project experience

- **Defence Infrastructure Organization: Nick performed the role of engineering services lead responsible for delivery of the engineering and Carbon reduction aspects of the EMPs for the Royal Navy, Royal Marines, British Army and Royal Air Force. The scheme involved the surveying and reporting on the general condition of M&E services and utilities across various Ministry of Defence facilities to assist in the creation of a development plan for each site. The instruction also involved the assessment of carbon emissions and modelling of future carbon emissions based on the development schemes.**
- **Local Authority – Confidential: The scheme involves supporting a local authority in the creation of a climate resilience plan for their estate. The study involves the assessment of overheating and the carbon impact associated with the implementation of mitigation measures. Nick was responsible for developing risk assessment tools for building overheating and providing thermal modelling and simulation services in support of the overall strategy development.**

Estill Innovation Community

Schedule "C"

1st Submission and comment summary

Hello,
Thank you for your voicemail and I appreciate you responding so quickly!

My concern regards the rezone and severance request from my neighbour. My address is 7067 Concession 1.

With the current topography, there is a lot of risk to even greater water flow on to my property. I've included pictures previously sent to the county. They were very helpful and recommended I speak with you.

Among some of the concerns, it will be quite damaging should the property to the west be allowed to have a residence so close. Given the landscape and with a house which would prevent the natural acceptance of water flow, my property will be overwhelmed with water from both sides.

I'm wondering if I can learn a little more on how the permits are approved and if there can be consideration of denying the build permit due to my neighbour to the east already having all of their run off come at my house.

Is there any way for me to further stress the concerns which may support not approving a residence built so close to me and so close to existing farm buildings?

Any help, guidance or understanding you can provide would be greatly appreciated.

Thank you,

Brad



REPORT PDAC-2025-007

TO: Planning and Development Advisory Committee Members

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12, 2025

SUBJECT: Zoning By-law Amendment Application
6676-6678 Wellington Road 34
Request for Committee Review and Comments
File: D14/ONT(Ertl)

RECOMMENDATION

That Report PDAC-2025-007 entitled Zoning By-law Amendment Application D14/ONT(Ertl) Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Temporary Use Zoning By-law Amendment for the property described as Part of South Half Lot 8, Concession 3; Township of Puslinch, (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to permit a Temporary Use of a liquid soil management operation (the "Proposed Use") on a portion of the Property for a period up to three years; and
2. Seek comments from the Committee prior to the Public Meeting scheduled for November 20, 2025.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to permit temporary zoning permissions specifically to permit a hydrovac truck liquid soil operations use, which includes importing, sorting, distribution of liquid soil for aggregate pit rehabilitation, and associated truck and employee parking.

The application required one submission in order to determine that all required documents and studies to support the application had been received and Council, subject to staff's direction, deemed the application to be complete at the September 17, 2025 Council Meeting.

Following Council deeming the application complete on September 17, 2025 Township staff and consultants have begun a fulsome review of the application based on the merits of the application.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on January 27, 2025 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans were submitted with the pre-consultation application on January 27, 2025:

- Pre-Consultation meeting cover letter – 6678 Wellington Road 34 – GSP Group – January 27, 2025;
- Site Layout – GSP Group – April 13, 2023

2. Review of Application and Public Engagement

Comments

The Zoning By-law Amendment Application, including the prescribed fee, was submitted on August 8, 2025. The application required one submission in order to determine that all required documents and studies to support the application had been received in order to deem the application complete. A future submission(s) has been required for further review by Township staff and consultants in order to address outstanding comments regarding the application.

Township staff and consultants will continue to review future submissions in order to make a future recommendation to Council regarding the merits of the application.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – July 2nd, 2025:

- Zoning By-law Amendment Application Form – July 2nd, 2025
- Planning Justification Report – GSP Group – July 2025
- Response to Peer Review of Acoustic Assessment Report – GHD Limited - October 30, 2023
- Design and Operations Report – GHD Limited - March 26, 2024
- Drinking Water Threat Disclosure Report – GHD Limited - December 17, 2021
- Site Servicing Study – GHD Limited - June 20, 2025
- Response to Source Water Protection letter – GHD Limited – June 9, 2025
- ECA for Air & Noise – MECP - October 11, 2024
- Stormwater Management Plan Application for an Industrial Sewage Works – Stormwater Environmental Compliance Approval – GHD Limited – February 9, 2021
- ECA for Waste Approval – MECP - October 10, 2024
- Updated Traffic Operations Assessment – GHD Limited - May 28, 2025
- Response to Peer Review Comments on Pre-consultation request to support Temporary Use Zoning By-law Amendment – GHD Limited – June 11, 2025
- Stormwater Management Report – Erosion and Sediment Control Plan - GHD Limited – 13 December, 2021
- Development Concept – GSP Group – June 6, 2023
- Updated Acoustic Assessment Report – GHD Limited - April 3, 2024
- Emission Summary and Dispersion Modelling Report - GHD Limited – December 10, 2021
- Response to Comments – Hydroc-Vac Truck Disposal Area – GHD Limited - June 9, 2025
- Response to Review of Temporary Use By-Law Amendment Application by Valcoustics Canada Limited – GHD Limited - June 12, 2025
- Environmental Impact Assessment Report– GHD Limited - May 9, 2022
- Response to Peer Review Comment items 4, 6 & 7 on an Environmental Impact Assessment - GHD Limited - February 20, 2024
- Concept Plan - GHD Limited - May 28, 2025

The Planning Act stipulate 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following

process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (November 12, 2025);
- Schedule and conduct at least one public meeting (scheduled for November 20, 2025);
- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (date to be determined)

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

Attachments

Schedule "A" – Key Map

Schedule "B" – Pre-consultation Submission and Comment Summary

Schedule "C" – 1st Submission and comment summary – due to website file size limitations this information can be viewed at puslinch.ca/activezoning

Respectfully submitted,

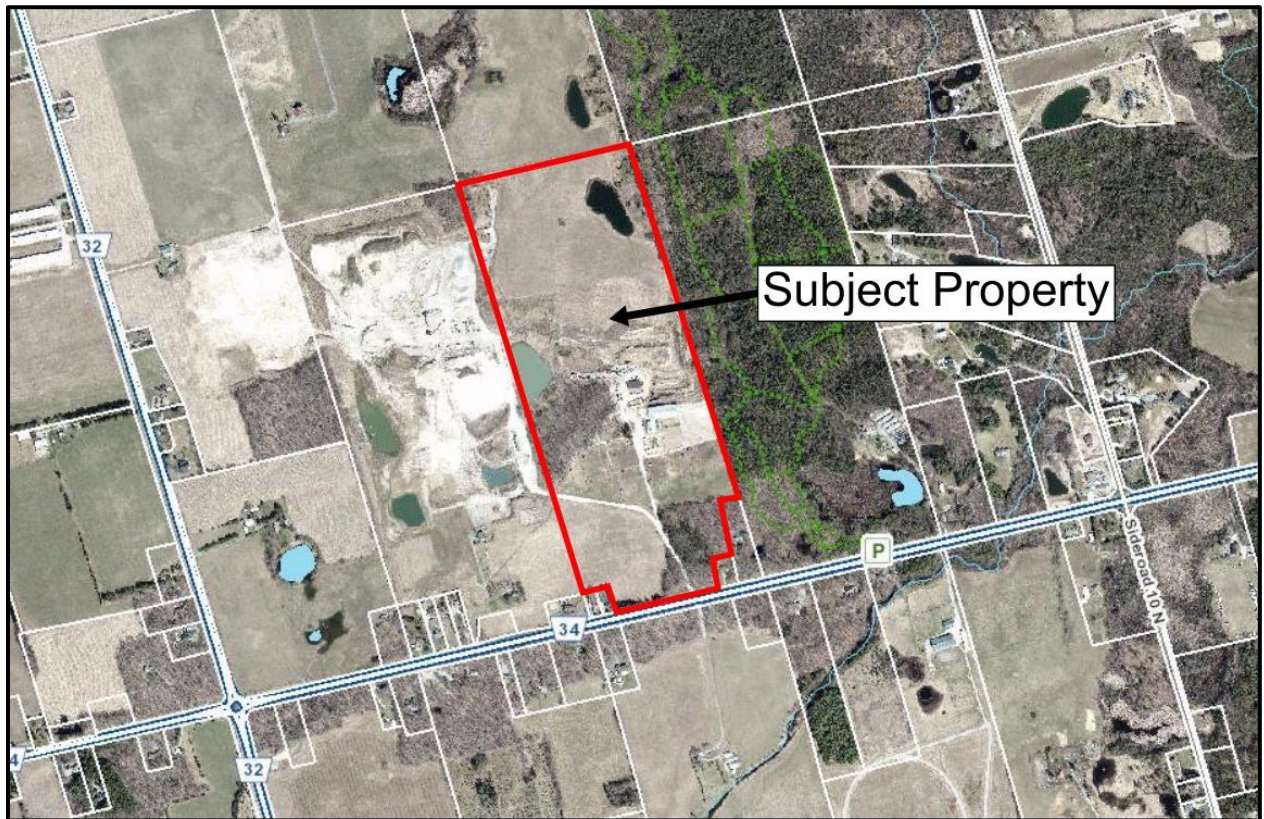
Reviewed by:

Mehul Safiwala
Junior Planner

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

Schedule "A"

KEY MAP



Schedule “B”

Pre-consultation Submission and Comment Summary

Comment Summary – 6676-6678 Wellington Rd 34

Preconsultation

Joe Nethery – Township Planning Consultant	Comments pending
GEI – Township Engineers	See letter attached
County Planning Comments	Comments pending
Hydrogeology Comments	See letter attached
Ecology Comments	See letter attached
Township of Puslinch Fire Department	No comments
Township of Puslinch Building Department	1. Clarify the use of the “office” building that is labelled on “Figure 2” drawing provided. Will this be used only as an office? Provide preliminary floor plans to support the proposed/existing use. 2. Building Permits are required for the office, septic system and any retaining walls greater than 1m in height that have been built without the benefit building permit. 3. The existing office exceeds 600m² and will be considered a part 3 building under the building code which will require adequate fire water storage on site and fire routes. Ensure the site plan is updated to reflect the office's actual building area. 4. Provide an updated site plan showing all the site features including retaining walls, fire routes (show 6m widths and slope), existing buildings and

	areas, septic systems, fire water storage (size and location), fuel storage and any other site feature related to the proposed operations.
Township of Puslinch Property Standards & By-law Enforcement	No comments
Township of Puslinch Public Works Department	No comments
Sourcewater	See attached
County Transportation Department	No comments
Township Noise Consultant	See letter attached
GRCA	No comments

February 13, 2025

Project No. 2402574 / 120006-017

VIA CLOUDPERMIT: Township of Puslinch

Lynne Banks

Township of Puslinch

4704 Wellington Road 34

Puslinch, ON N0B 2J0

**Re: Pre-Consultation Request
Township File No. D00-ONT
6676-6678 Wellington Road 34
Puslinch, ON**

Dear Ms. Banks:

Following our review of pre-consultation application documents received on January 30, 2025, we are providing comments related to an existing operation on the subject lands located at 6676-6678 Wellington Road 34 in the Township of Puslinch. It is our understanding that the proposed application is a Temporary Use By-Law Amendment for a portion of the site to permit management of liquid waste.

A Zoning By-Law Amendment application was previously submitted for this property and was denied by the Township. A Temporary Use By-Law would permit a land-use that is otherwise prohibited by the Zoning By-Law on the subject lands for a duration of three years.

In support of the identification of engineering requirements, the following documents were received and reviewed:

- Cover Letter, prepared by GSP Group, dated January 27, 2025.
- Figure 2 (Site Layout), prepared by GHD, dated April 13, 2023.

We provide the following requirements in support of Temporary By-Law Amendment:

- **Site Plan**, generally showing existing and proposed aboveground and underground infrastructure, including but not limited to:
 - Buildings
 - Soil offloading, processing, stockpiling and screening locations
 - Outdoor storage areas
 - Parking areas, loading areas, driveways and walkways
 - Lighting, signage, and fencing
 - Wells and septic system
 - Fire routes and fire protection infrastructure
 - Stormwater management infrastructure
 - Property boundaries and limits of operations and zoning.
- **Site Grading and Servicing Plan**, generally showing existing and proposed drainage patterns on the subject lands, confirming legal drainage outlet, and showing existing and proposed infrastructure and services, including but not limited to water lines, septic systems, sanitary sewers, storm sewers and stormwater management facilities.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction to limit impacts on surrounding areas and infrastructure.
- **Spills Management Plan**, to document the control of potential spills or contaminated liquid soils on the property.
- **Site Servicing and Stormwater Management Report**, detailing:
 - The existing conditions of the site and any proposed changes to existing infrastructure or operations.
 - How stormwater management and management of imported liquid soil and associated runoff is and will be provided for the site as required by Township standards and MECP guidelines, including:
 - Stormwater and liquid soil runoff quantity control (including stormwater management pond volumes, drawdown times and flow rates under existing and proposed conditions).
 - Stormwater and liquid soil runoff quality control (including TSS removal calculations and sediment removal frequency calculations under proposed conditions).
 - Water balance (including groundwater recharge rates and volumes).
 - Protections and controls related to offloading, stockpiling and processing of potentially contaminated liquid soils.
 - Grading and drainage considerations, including overland flow route and legal outlet.
 - Erosion and sediment controls.
 - Geotechnical and hydrogeological considerations.
 - How the site is serviced by potable water and wastewater servicing.
 - Transportation considerations.

The existing stormwater management pond appears to encroach onto adjacent property. Are there any concerns that this could be an issue in present day or in the future if either property is sold?

The Township Hydrogeologist should comment on hydrogeological study requirements and potential groundwater contamination concerns related to site operations.

The Puslinch Fire Department should comment on requirements for fire protection and access.

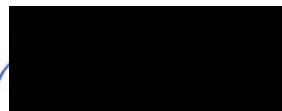
If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



Parth Lad, E.I.T.
Technical Specialist



Harden Environmental Services Ltd.
4622 Nassagaweya-Puslinch Townline
Moffat, Ontario, L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies

Geochemistry

Phase I / II

Regional Flow Studies

Contaminant Investigations

OMB Hearings

Water Quality Sampling

Monitoring

Groundwater Protection
Studies

Groundwater Modeling

Groundwater Mapping

Permits to Take Water

Environmental Compliance
Approvals

Our File: 2135

March 13, 2023

Township of Puslinch
7404 Wellington Road 34
Guelph, ON, N1H 6H9

Attention: Mr. Glenn Schwendinger
CAO

Dear Glenn;

Hydro-Vac Truck Disposal Area: 6678 County Road 34, Puslinch Township

We have received and reviewed additional draft information provided by the applicant. In response to concerns related to the permeable and vulnerable underlying aquifer condition, the following measures are suggested;

- Offloading of slurry on impermeable base
- Drainage of slurry through a lined drainage channel
- Storage of water in a lined pond with a control structure
- Release of water only when tested "clean" in comparison to Table 2 Potable Groundwater Criteria (*Full Depth Generic Site Condition Standards in a Potable Ground Water Condition All Types of Property Use, as provided in the Table 2 of the MECP document entitled "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", dated April 15, 2011*).
- Water released to existing aggregate pond for irrigation or infiltration

In comparison to the present ongoing operation, the proposed measures reduces the risk of groundwater contamination from the offloading of untested slurries from the Hydro-Vac Trucks.

It remains our recommendation to the Township of Puslinch to not permit this activity through a zoning amendment. The ongoing and

proposed activity does not fall within the permitted activities for the existing zoning and the requested activities come with risk to the underlying groundwater resources.

The Township and County adopted the Paris and Galt Moraine Policies to protect the groundwater resources lying thereunder. The underlying geological formations are the source areas for local water supplies. The only available water supply comes from the groundwater aquifers and despite all assurances provided to date, the requested activity involves the offloading of untested sediment/water slurries. Although containment, testing and conditional release of water procedures will be in place, it remains our opinion that the hydrogeological setting is inappropriate for this activity given the reliance of local residents on the groundwater resource. In addition, there is continued pressure from the City of Guelph and Region of Waterloo for additional groundwater resources sourced from this area.

There are suitable locations for this type of activity below the escarpment where there are lake-based municipal drinking water systems and low permeability soils. There are also hydrogeologically suitable areas north of Guelph where lower permeability formations at surface do not allow for rapid transmission of contaminants to aquifers.

Given an opportunity to deny this activity, we continue to recommend that the Township prohibit this activity at this site.

Sincerely,

Harden Environmental Services Ltd.



Stan Denhoed, P.Eng., M.Sc.
Senior Hydrogeologist





3 - 7 Edinburgh Road South, Guelph, ON, N1H 5N8

February 14, 2025

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON
N0B 2J0

RE: 6678 Wellington Rd. 34 Puslinch Pre-Consultation Request - File # D00-ONT

Thank you for inviting Dougan Ecology to provide comments on the pre-consultation request for the above listed property.

A Zoning By-law Amendment was previously submitted for this property alongside an EIS prepared by GHD (2022). This application was refused by the Township following review. The Owner is now proposing a Temporary Use By-law Amendment for a portion of the site, representing 2.16 ha previously used for management of liquid soil. The temporary use provisions would allow the management of liquid waste on the site, for a period of up to 3 years. Following this it would be eligible for an extension of an addition 3 years following Council approval.

The proposed liquid waste management area is located within 120 m of natural heritage features that may be impacted by this work, including:

- Oil Well Bog Little Tract Regional Life Science ANSI;
- Significant Woodlands;
- Significant Wildlife Habitat (confirmed and candidate);
- Species at Risk habitat;
- Waterbodies; and
- Wildlife Corridors

Natural heritage policy applicable to the site includes:

- Migratory Birds Convention Act (1994)



- Provincial Planning Statement Natural Heritage policies (2024)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Paris Galt Moraine Conservation Act (2019)
- Wellington County Official Plan Greenlands (2021)
- County of Wellington Forest Conservation Bylaw 5115-09
- Township of Puslinch Zoning By-law (2018)

The previous EIS was prepared by GHD (2022) in support of a Zoning By-law Amendment for proposed hydro-vac operations on the site. Given that the proposed activities have changed (i.e. the current proposal is for liquid waste disposal), a revised EIS is required to demonstrate natural heritage policy compliance and address potential direct, indirect and cumulative impacts to natural heritage features.

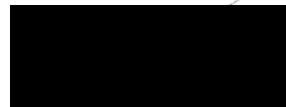
It is expected that the EIS could be largely based on existing background data presented in GHD's EIS (2022) with a revised assessment of impacts, appropriate avoidance, mitigation and enhancement strategies to demonstrate no negative impact to existing natural heritage features and ecological functions. The EIS should clearly demonstrate how the proposal is compliant with federal, provincial, regional, and local natural heritage policy.

We trust this assists the Township in developing the next steps regarding this application.

Sincerely,



Christina Olar, B.Sc. Eco. Mgmt. Tech. ISA
Manager of Ecology



Todd Fell, OALA, CSLA, CERP
Principal, Manager of Landscape
Architecture



Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

Section 1: Property and Application Information

Property Address: 6678 Wellington Road 34

Application Type:

- ☐ Official Plan Amendment
☒ Zoning By-law Amendment
☐ Site Plan

- ☐ Plan of Subdivision
☐ Plan of Condominium
 Type: _____

Section 2: Documentation to be provided by the Risk Management Office

	ZBA Application	Site Plan Application	Not Required
Section 59 Notice	☒	☒	☐
Risk Management Plan	☐	☒	☐

Section 3: Documentation required to be provided by the owner or their agents

	ZBA Application	Site Plan Application	Not Required
Appendix A: Contact & Proposal Information	☒	☐	☐
Drinking Water Threats Disclosure Report	☐	☒	☐
Liquid Fuel Handling/Storage Spill Response Plan (>250L)	☐	☒	☐
Winter Maintenance Plan	☐	☒	☐
Chemical/ Waste Management Storage Spill Response Plan	☐	☒	☐
Hydrogeological Assessment Report	☐	☒	☐
Water Balance Assessment Report	☐	☐	☒
Recharge Infiltration Measures	☐	☐	☒
Flow Meter Installation	☐	☒	☐
Groundwater Monitoring Plan	☐	☒	☐
Record of Site Condition	☐	☐	☒
Phase 1 and/or Phase 2 Environmental Assessments	☐	☐	☒

Please see [Appendix B](#) for required documentation descriptions. Please note, if it is determined that a Site Plan Application is not required, the above noted studies must be completed in support of the ZBA application.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA ☐ A ☐ B ☐ C ☒ D ☒ Q Score ☒ 2 ☒ 4 ☐ 6 ☐ 8 ☐ 10

Issue Contributing Area (ICA): ☐ None ☒ Chloride ☐ Trichloroethylene ☐ Nitrate ☐ Sodium

Significant Groundwater Recharge Area: ☒ Yes ☐ No

Highly Vulnerable Aquifer: ☐ Yes ☒ No

For more information, please contact sourcewater@centrewellington.ca.

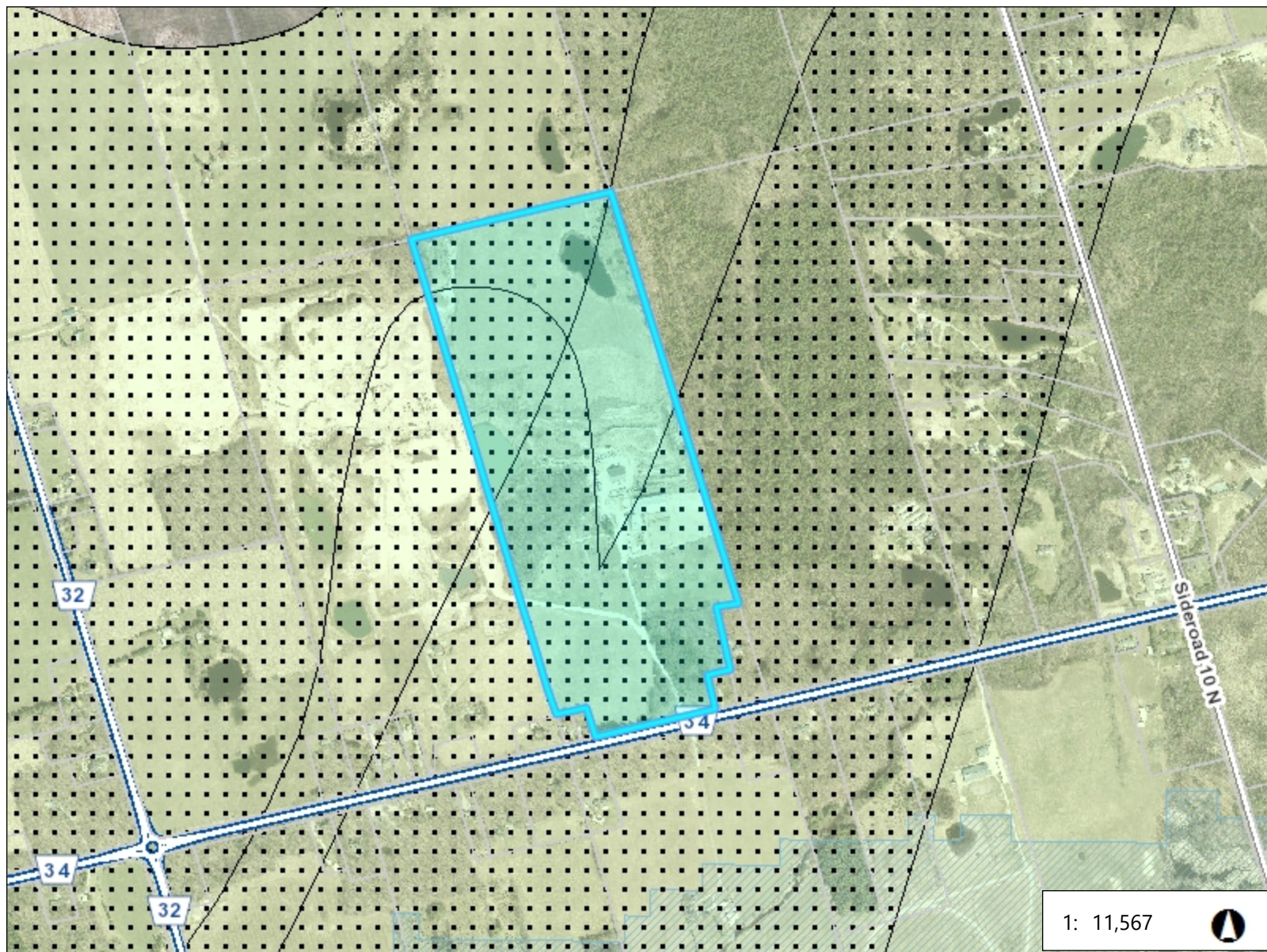
Sincerely,

Kim Funk, Source Protection Coordinator
519-846-9691 ext. 283
kfunk@centrewellington.ca

Attachment: WHPA Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)
 [Appendix B: Source Water Protection required document descriptions](#)
 [Appendix C: Guidance documents](#)
 [Appendix D: Water Balance Terms of Reference](#)

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as “not required”, based on the information provided at the time of application.

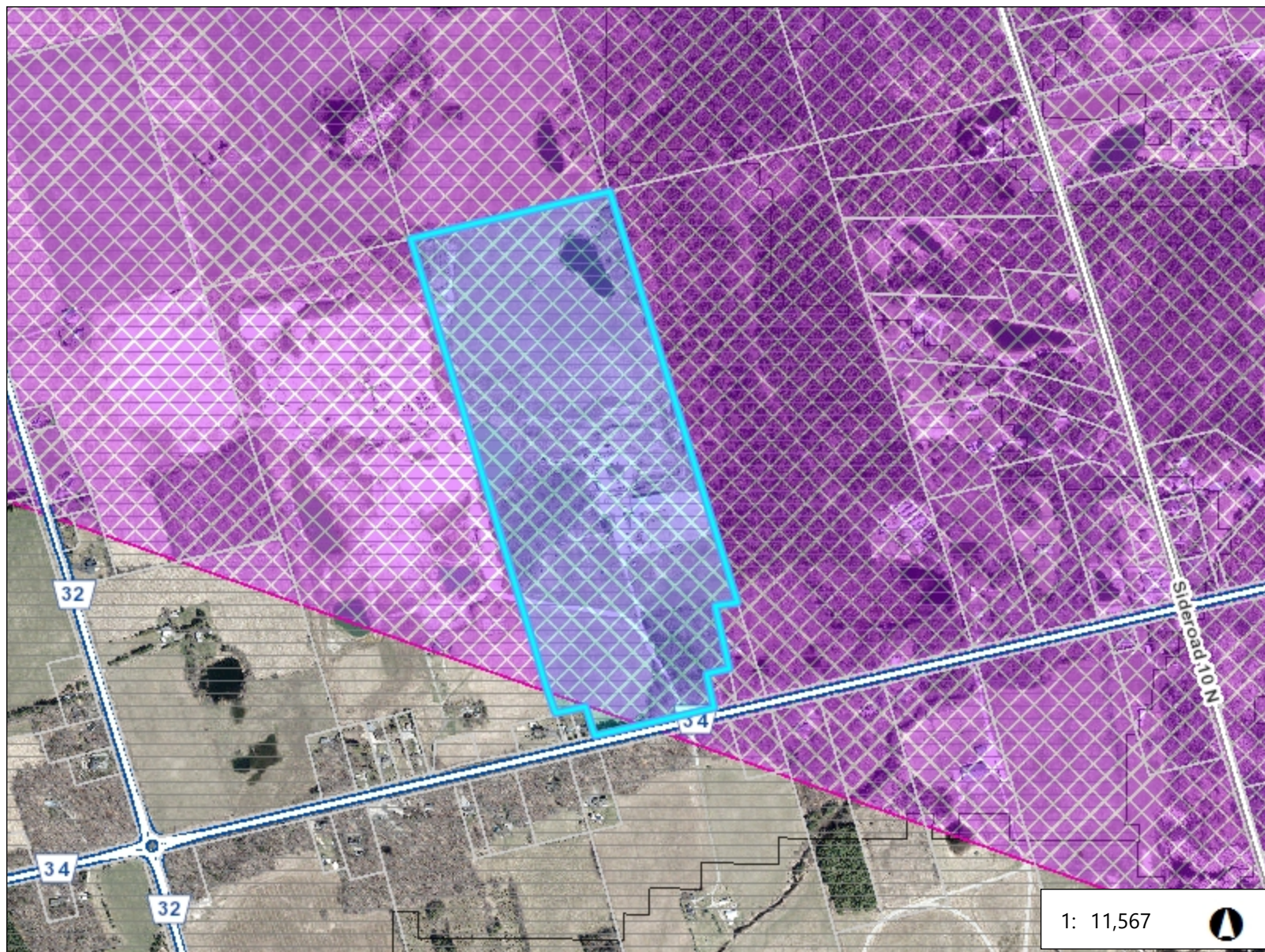


Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.6 0 0.29 0.6 Kilometers

Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- WHPA Q1_Q2_Boundary
 - WHPA Q1_Q2
 - Approved
 - Draft
- SGRA
- RoadsLookup

0.6 0 0.29 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

February 19, 2025

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks
lbanks@puslinch.ca

VIA E-MAIL

**Re: Temporary Use By-Law Amendment Application
Liquid Waste Management Facility
Puslinch, Ontario
VCL File: 122-0269**

Dear Ms. Banks:

We have completed our review of the January 27, 2025 letter, prepared by GSP Group, requesting a Pre-Consultation meeting to discuss a Temporary Use By-Law Amendment application. Comments regarding the request are outlined herein.

It appears that the proposed temporary use for a portion of the site is the same or similar to the one previously proposed. The temporary use would initially be permitted for up to three years when the use could be reviewed and extended for a further three years. Even though the use is temporary, it is of long enough duration where potential noise impacts on sensitive receptors in the vicinity is a concern. Thus, the sound emissions from the facility should be mitigated to ensure the noise guideline limits for stationary noise sources in NPC-300 are met.

A noise study was previously prepared in support of the proposed waste processing facility to be located at this location. The noise study was peer reviewed by Valcoustics Canada Ltd. with outstanding items outlined in our letter dated March 16, 2023. A noise study supporting the proposed temporary use and addresses the outstanding previously identified issues should be included as part of the submission requirements. The temporary use should be considered a stationary noise source as defined in MECP Publication NPC-300.

As stated in the GSP Group letter, compatibility is an item that Council would have regard for. The noise study would be part of demonstrating land use compatibility for the proposed temporary use.

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:


John Emeljanow, P.Eng.

JE\
2025-02-19 Pre Con Request Review V1.0.docx

Legend

Water Supply

Abandoned-Supply

Abandoned-Other

Monitoring Well

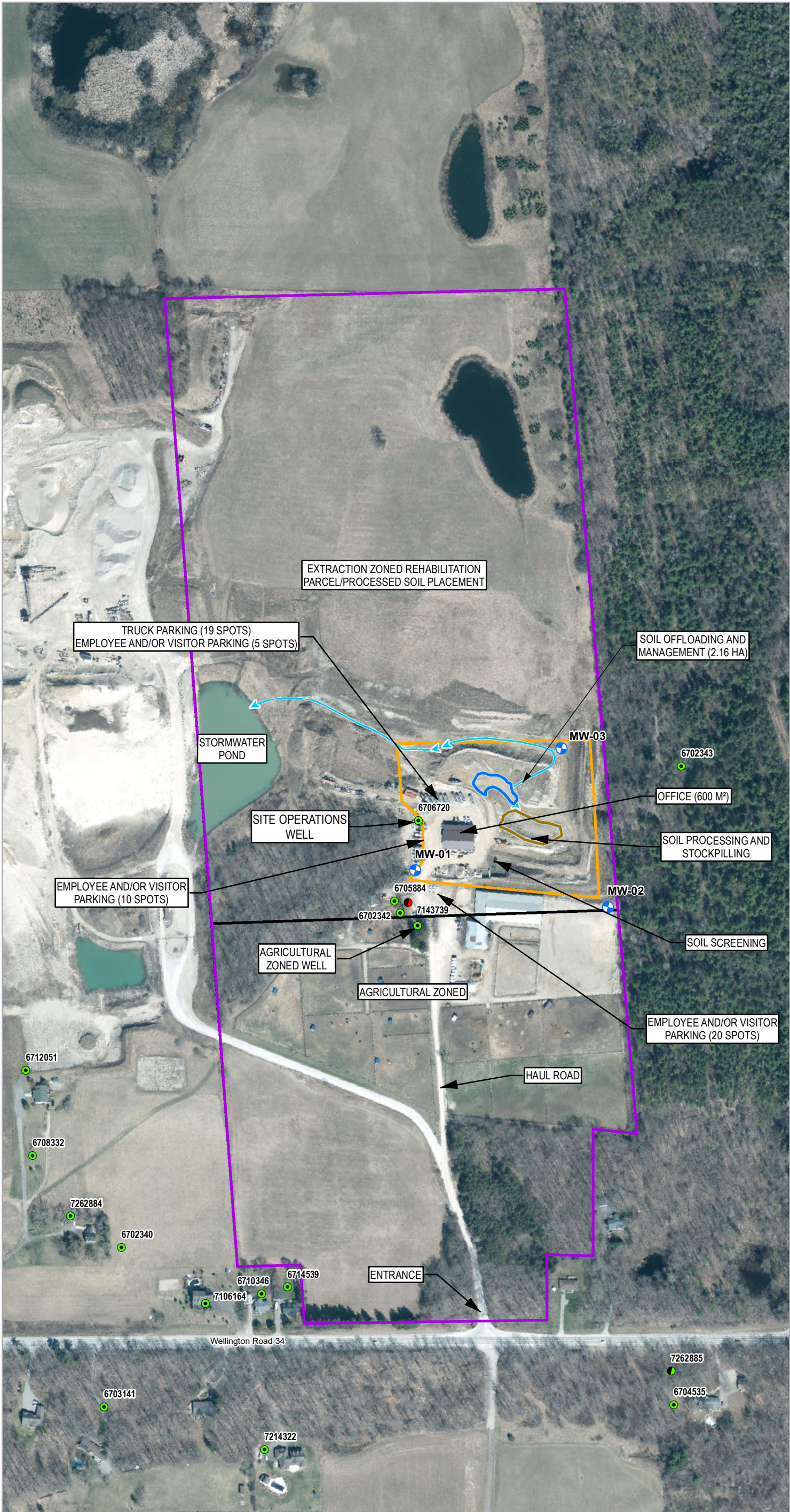
Drainage Swale

Temporary Pond

Unloading/Drainage Area

Site/Operations Boundary

Property Boundary





SHAPING GREAT COMMUNITIES

January 27, 2025

File No. 24038

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON
N0B 2J0

Attn: Lynne Banks
Development and Legislative Coordinator

**Re: 6678 Wellington Road 34
Pre-Consultation Meeting Request
Temporary Use By-law Amendment Application**

Dear Lynne,

On behalf of 2374868 Ontario Inc. (the “**Owner**”), GSP Group is pleased to submit the following letter as part of our formal request for a Pre-Consultation Meeting to discuss a proposed Temporary Use By-law Amendment application (the “**Application**”) for a portion of the property located at 6678 Wellington Road 34 in Puslinch (the “**Site**”).

Background Information

The entire property at 6678 Wellington Road 34 in Puslinch is 39.4 hectares in size and has frontage onto Wellington Road 34. The northern part of the site is a gravel pit mostly under rehabilitation pursuant to a License under the *Aggregate Resources Act* (“**ARA**”) issued by MNR. As part of those operations, liquid soil was processed and used for the rehabilitation of the gravel pit.

The Site is designated Secondary Agricultural and Greenlands in the County of Wellington Official Plan. The Site currently has dual zoning. The south portion of the Site is zoned Agricultural with special provision 13 (Asp13). Within the Asp13 zone, agricultural uses, normal farm practices and farm related businesses are permitted. The north portion is currently zoned Extractive Industrial with special provision 63 (EXIsP63). The Extractive Zone permits uses as regulated under the MNRF license.

On October 10, 2024, the Ministry of Environment, Conservation and Parks (the “**MECP**”), issued an Environmental Compliance Approval (“**ECA**”) (Waste) for the Site. The application for the ECA was applied for under *section 20.2 of Part II of the Environmental Protection Act*, for approval of a waste disposal site to be used for the processing of excess soil, including liquid soil. The ECA provides for, among other items, comprehensive soil, surface water and groundwater sampling, monitoring, reporting and contingency programs.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

On October 10, 2024, the MECP also issued an Air and Noise ECA for the Site. The approval governs the air and noise emissions from the hydrovac processing equipment and operations. The ECA provides for, among other items, a comprehensive operation and maintenance program for trucks and processing equipment.

On November 5, 2024, the MNR approved the split of License #20085 between Capital Paving Inc. and the Owner, creating License #626648 which governs all of the licensed area on the Owner's property.

The Owner is currently in the process of removing the area that is subject to the ECA for the processing of liquid soil from the ARA license, which would come into force upon the rezoning of the site.

The Application

We understand that a Zoning By-law Amendment was previously submitted for the property and was refused by the Township.

The Owner is now proposing a Temporary Use By-law Amendment for a portion of the Site within the EXlsp63 zone representing the area on the Site previously used for the management of liquid soil (see **Figure 1** attached), which is 2.16 hectares in area. The temporary use provisions would permit the management of liquid waste on the Site, for a period up to 3 years. After 3 years, the use could be reviewed and extended for an additional 3 years, subject to Council approval. All other uses associated with the operations are permitted under the amending License #626648 with the MNR and the MECP Waste and Air & Noise ECAs.

Section 13.4 of the County of Wellington Official Plan states that a by-law may be passed by a local council to allow the temporary use of land for a purpose that is otherwise prohibited by the Official Plan or Zoning By-law. A Temporary Use By-law may not exceed three years but may be extended. When considering a Temporary Use By-law, Council would have regard for the following: the likely duration; compatibility; the adequacy of services; access and parking; impact assessment; and general conformity with the County Official Plan.

The demand for liquid waste disposal sites is expected to increase due to a number of factors, including:

- **Growing volume of liquid waste:** As urban areas expand and infrastructure projects are completed, so does the amount of liquid waste generated from hydrovac operations. Hydrovac operations are a critical infrastructure service used by municipalities, utilities and landowners to prevent inadvertent underground utility strikes and support emergency services such as power line failures and water main breaks.
- **Environmental Awareness:** As environmental awareness grows, so does the need for advanced liquid waste treatment. With approved ECAs, there are extensive and

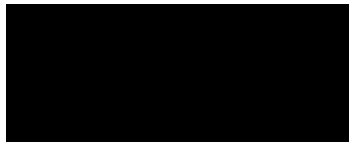
comprehensive environmental and other measures in place that will ensure protection of the natural environment. Providing an approved liquid waste disposal site will prevent illegal dumping. Illegal dumping can cause health concerns and long-term environmental damage.

- **Lack of Local Sites:** A liquid waste disposal site will service local municipalities who are actively involved in ongoing infrastructure projects. This also includes local utilities including gas and hydro companies. Currently, liquid soil being collected in Waterloo Region/Wellington County is hauled to the closest waste disposal site located in Stoney Creek, ON. This means greater costs to the municipality and the utility and ultimately the public to haul the waste to another municipality, as well as greater impact to the environment due to truck travel and associated consumption of gas, diesel fuel and emissions.

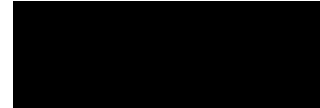
We look forward to meeting with the Township to discuss the proposed Temporary Use By-law to permit the management of liquid soil on the Site as a temporary use. We believe there is a benefit between the proposed use and the continued need for the rehabilitation of the licensed former gravel pit, as well as a benefit to the wider community by providing a certified disposal site for liquid soil.

We look forward to receiving pre-consultation comments and meeting with staff and agencies to discuss this proposal further.

Sincerely,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Vice President



Valerie Schmidt, MCIP, RPP
Planning Development Manager

Cc: Frank Ertl, Owner
Fred Taylor, GHD
Amelia Soutar, GHD

Legend

Water Supply

Abandoned-Supply

Abandoned-Other

Monitoring Well

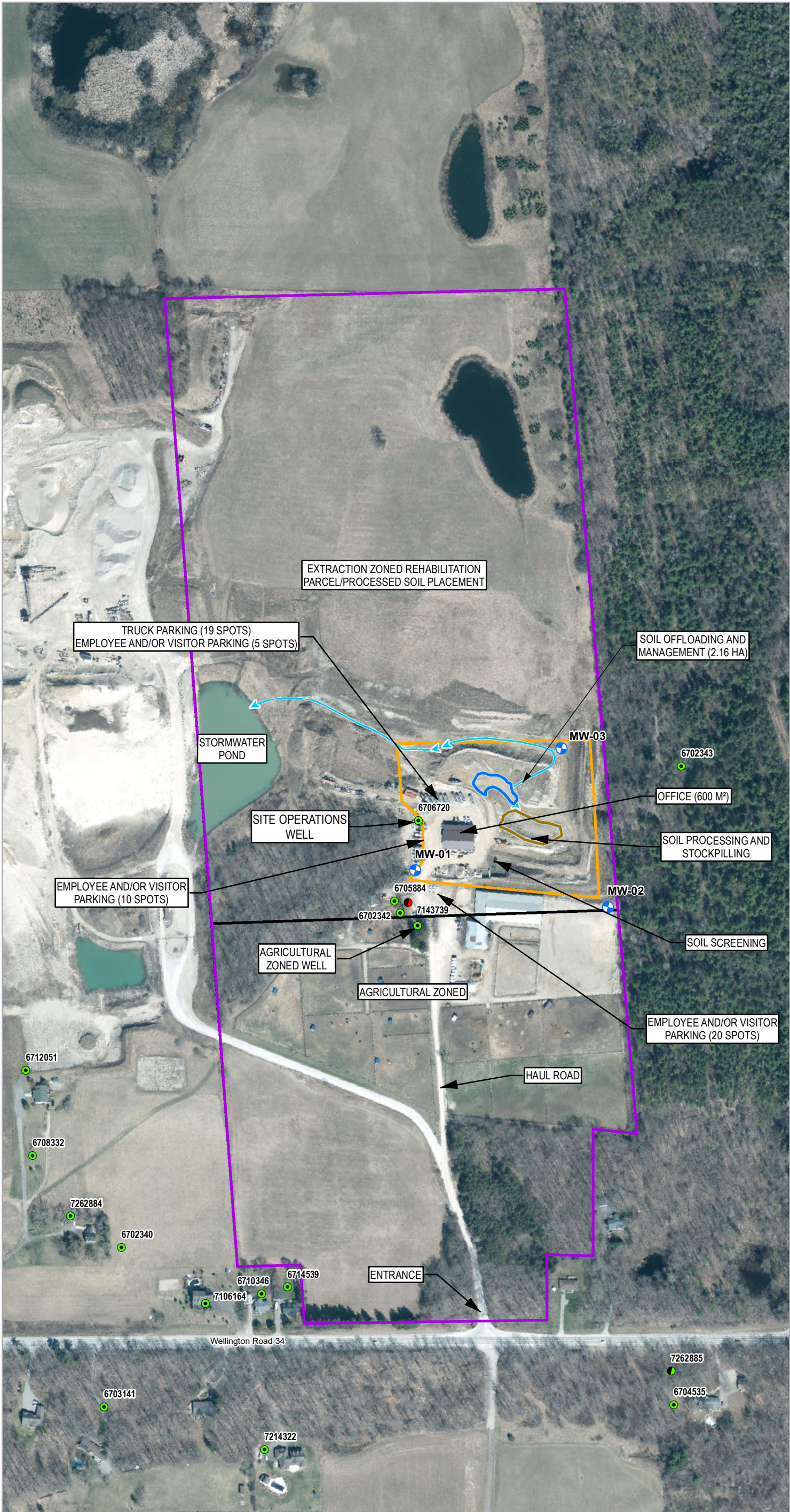
Drainage Swale

Temporary Pond

Unloading/Drainage Area

Site/Operations Boundary

Property Boundary





REPORT PDAC-2025-008

TO: Planning and Development Advisory Committee Members

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12, 2025

SUBJECT: Zoning By-law Amendment Application
7456 McLean Road West & 197 Brock Road South
Request for Committee Review and Comments
File: D14/DAA

RECOMMENDATION

That Report PDAC-2025-008 entitled Zoning By-law Amendment Application D14/DAA Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

Purpose

The purpose of this report is to:

1. Advise the Committee of the application for a Zoning By-law Amendment for the properties described as Rear Part Lot 25, Concession 7 RP 61R7239 PARTS 1 & 2; and RP 61R4472 PART 2; Township of Puslinch (the "Subject Lands"). The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezone the lands from a Special Provision Industrial (IND(sp54)) ZONE and Holding Industrial (IND(h5)) ZONE to a site-specific Highway Commercial (HC(spXXX)) ZONE; and
2. Seek comments from the Committee prior to the Public Meeting tentatively scheduled for November 20, 2025.

Background

Application

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezoning the lands municipally referred to as 7456 Mclean Road West and 197 Brock Road South from a Special Provision Industrial (IND(sp54)) ZONE and a Holding Industrial (IND(h5)) ZONE to a Special Provision Highway Commercial (HC(spXXX)) ZONE to permit a gas bar, associated retail/convenience store, and drive through restaurant.

The application required one submission in order to determine that all required documents and studies to support the application had been received and Council, subject to staff's direction, deemed the application to be complete at the September 17, 2025 Council Meeting.

Following Council deeming the application complete on September 17, 2025 Township staff and consultants have begun a fulsome review of the application based on the merits of the application.

Consultation:

1. Pre-Consultation

A pre-submission consultation for the proposed rezoning was submitted on November 14, 2022 and the applicant was provided with preliminary comments from Township Staff and its consultants representing the Township, County of Wellington, and external agencies.

The following reports and plans were submitted with the pre-consultation application on December 16, 2022:

- 7456 McLean Road W + 197 Brock Road S / Proposal Summary – SiV-iK Planning/Design – November 14, 2022;
- Concept Plan– SiV-iK Planning/Design – November 3, 2022

2. Review of Application and Public Engagement

Comments

The Zoning By-law Amendment Application was submitted on October 20, 2023 with no further submissions made. The application was reactivated on August 8, 2025 which required one submission in order to determine that all required documents and studies to support the application had been received in order to deem the application complete. A future submission(s) has been required for further review by Township staff and consultants in order to address outstanding comments regarding the application. Township staff and consultants will continue to review future submissions in order to make a future recommendation to Council regarding the merits of the application.

The following reports and plans were submitted with the Zoning By-law Amendment application:

1st Submission – October 20, 2023:

- Zoning By-law Amendment Application Form – October 3, 2023
- Draft Zoning By-law
- Site plan & Key Plan – ATA Architects – October 4, 2023
- Planning Justification Report – SiV-iK Planning/Design – September 20, 2023
- Hydrogeological Assessment Report – C.F. Crozier & Associates – October, 2023
- Transportation Impact Study – C.F. Crozier & Associates – October, 2023
- Functional Servicing & Stormwater Management Report – C.F. Crozier & Associates – October, 2023
- Preliminary Erosion, Sediment Control and Removals Plan – Crozier Consulting Engineers – October 20, 2023
- Preliminary Site Grading Plan – Crozier Consulting Engineers – October 20, 2023
- Preliminary Site Servicing Plan – Crozier Consulting Engineers – October 20, 2023
- Preliminary Pre-Development Drainage Plan – Crozier Consulting Engineers – October 20, 2023
- Preliminary Post-Development Drainage Plan – Crozier Consulting Engineers – October 20, 2023
- Requirement for an Environmental Impact Study Memo prepared by Aboud & Associates Inc. - May 31, 2023
- Environmental Impact Study requirement email correspondence - June 5, 2023
- Source Water Protection Screening Form
- Comment Summary for 7456 McLean Rd. W. & 192 Brock Rd. S. of Pre-consultation prepared Township of Puslinch.

2nd Submission – August 8, 2025

- Zoning By-law Amendment Application Form – October 3, 2023
- Draft Zoning By-law
- Planning Justification Report – SiV-iK Planning/Design – September 20, 2023
- Site Plan – Richard Ziegler Architect – August 5, 2025
- Elevations - Building – Richard Ziegler Architect – August 5, 2025
- Elevations - Car Gas Bar – Richard Ziegler Architect – August 5, 2025
- Elevations - Truck Gas Bar – Richard Ziegler Architect – August 5, 2025
- Floor Plan - Main Building – Richard Ziegler Architect – August 5, 2025
- Roof Plan - Main Building – Richard Ziegler Architect – August 5, 2025
- Preliminary Erosion, Sediment Control and Removals Plan – Crozier Consulting Engineers – August 1, 2025
- Preliminary Site Grading Plan – Crozier Consulting Engineers – August 1, 2025
- Preliminary Site Servicing Plan – Crozier Consulting Engineers – August 1, 2025
- Preliminary Pre-Development Drainage Plan – Crozier Consulting Engineers – August 1, 2025
- Preliminary Post-Development Drainage Plan – Crozier Consulting Engineers – August 1, 2025
- Functional Servicing & Stormwater Management Report – C.F. Crozier & Associates - August, 2025
- Hydrogeological Investigation Report – C.F. Crozier & Associates – July, 2025
- Comment Response Matrix of the 1st Submission comments
- Tree Inventory and Preservation Plan – Kuntz Forestry Consulting – July 25, 2025
- Tree inventory and Preservation Plan Figure 1 – Kuntz Forestry Consulting – July 25, 2025
- Woodland Designation Assessment Figure 2 – Kuntz Forestry Consulting – July 25, 2025
- Plan of Survey with Topography – Tarasick McMillan Kubicki – November 3, 2022
- Transportation Impact Study – C.F. Crozier & Associates – August, 2025

The *Planning Act* stipulates 90 days to process the application. The Township continues to process applications as close to the stipulated timelines as practical. The legislation sets out the following process to be completed:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies;
- Peer review all submitted materials to the satisfaction of the Township;
- Present the application to the Township Planning and Development Advisory Committee for comments (November 12, 2025);
- Schedule and conduct at least one public meeting (scheduled for November 20, 2025);

- Advertise the complete application and public meeting in the Wellington Advertiser in accordance with statutory notice requirements and installing physical signage on the property; and
- Provide Council with a planning recommendation report and proposed by-law (date to be determined)

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

Attachments

Schedule “A” – Key Map

Schedule “B” – Pre-consultation Submission and Comment Summary

Schedule “C” – 1st Submission and comment summary – due to website file size limitations this information can be viewed at puslinch.ca/activezoning

Schedule “D” – 2nd Submission and comment summary – due to website file size limitations this information can be viewed at puslinch.ca/activezoning

Respectfully submitted,

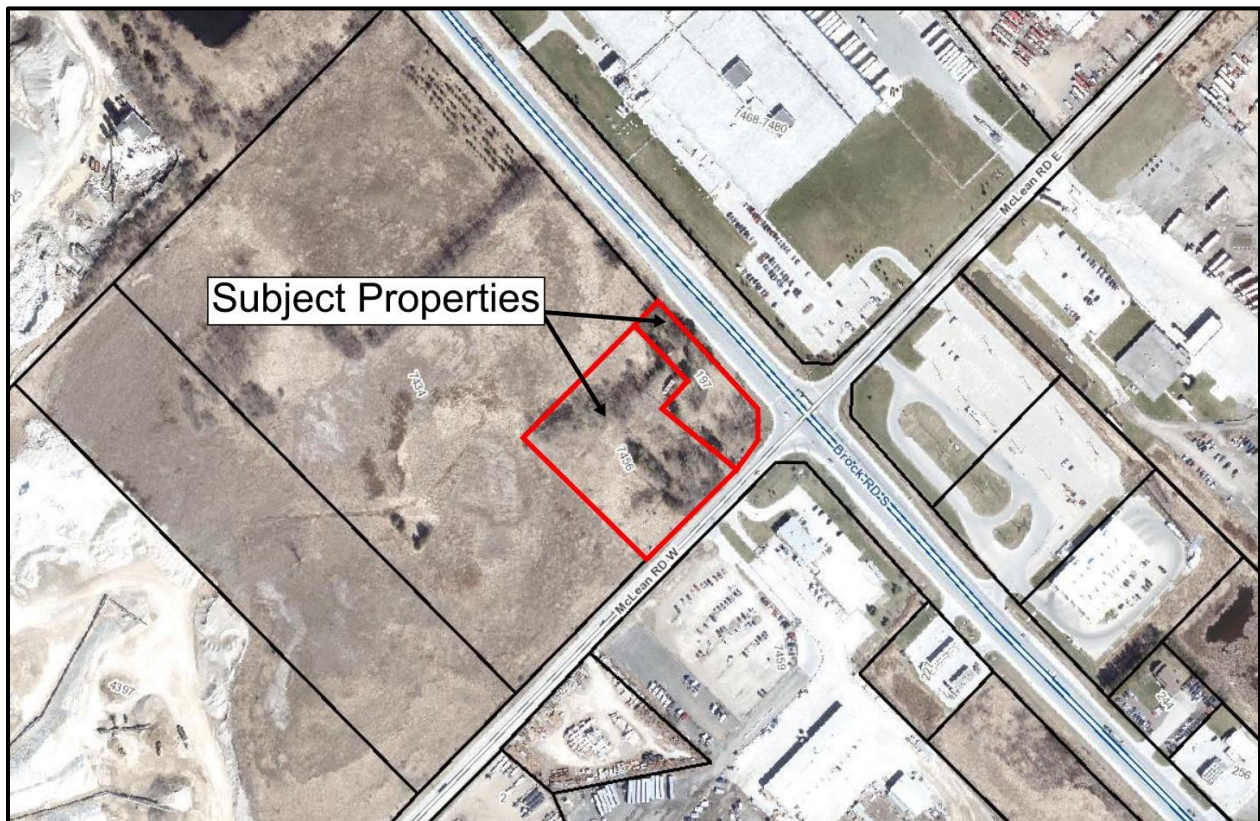
Reviewed by:

Mehul Safiwala
Junior Planner

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

Schedule "A"

KEY MAP



Schedule "B"

Pre-consultation Submission and Comment Summary



Comment Summary – 7456 McLean Rd. W.

Consultant		Comments
County of Wellington - Planning		See letter attached
County of Wellington – Transportation		Waiting for comments
GM BluePlan		See letter attached
Stan Denhoed-Township Hydrogeologist		The applicant will have to confirm conformity to MECP Procedure D5-4 to confirm that nitrate concentrations will not exceed 10 mg/L at the property boundary. Any water well constructed at the site should be fully cased to the lower bedrock unless there is adequate water found in the upper bedrock layer.
Ecology Comments		See letter attached
Township of Puslinch Fire Department – Brent Smith		1. The site plan requires firefighting water supply information. 2. Fire routes are required to be shown on the site plan. 3. If the buildings are sprinklered, fire department pumper connections are to be shown on the site plan. More details of the Terminal are required
Township of Puslinch Building Department – Andrew Hartholt, CBO		Waiting for comments
Township of Puslinch Public Works – Mike Fowler		No comments
GRCA		GRCA has no objection to the proposed development. The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other environmental features of interest to GRCA. The property is

		not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required. We defer review of stormwater management to the Township. We wish to advise the applicant that the subject property is within the study area of the Mill Creek Subwatershed Plan. A digital copy of the plan can be obtained by contacting Cameron Irvine, Subwatershed Planning Coordinator at 519-621-2763 ext. 2234.
Source Water		This site is located in a Significant Groundwater Recharge Area (SGRA) and a draft Wellhead Protection Area for Quantity (WHPA-Q) with a significant risk level. See attached maps. The proposed development would require the following during the site plan process: • Completion of the Drinking Water Threats Screening Form. This form is an important tool that the Risk Management office uses to determine how Source Protection Plan policies may affect the property. • Depending on answers to screening form, a chemical management plan (CMP) for fuel, chemical and / or waste handling and storage may be recommended. At minimum, we will request that a site plan condition be required for any temporary fuel storage during construction. • Due to the amount of impervious surface proposed, we would recommend that a Salt Management Plan be submitted for the property to manage winter maintenance activities

		• Confirmation of stormwater management design for the property and whether an Environmental Compliance Approval (ECA) is required. • Confirmation of sewage works capacity for the property and whether an Environmental Compliance Approval (ECA) is required. If capacity is in excess of 10,000L per day, Ministry approval is required. • Please discuss if any Permits to Take Water are required or are currently subject to the property. If water taking's exceed 50,000L per day, Ministry approval is required. • In relation to consumptive water taking, we encourage that properties within the WHPA-Q install a flow meter to monitor water usage. Its not a legal requirement yet but when the policies become in legal effect, it may be required by the township. During the site plan process, we will provide best management practices for the recharging and infiltration of clean water. Please provide a description of what water is used for on site (ie potable use, truck washing etc) in future submissions. ○ It is important to note that depending on when site plan is submitted, these draft policies may be in legal effect. • Details on any excavation, deep cassions or piers, geothermal, existing wells and other potential transport pathways proposed.
--	--	---

Pre-consultation Notes

7456 McLean Rd & Brock rd S

Proposal:

- Construct new 1,008m² Transportation Terminal facility, Gas bar with accessory retail (convenience store), Restaurant (220m²)
- Zoning By-law Amendment (including holding removal) and Site Plan required

General Comments/Questions

- Access from Brock Rd may be limited, please contact the County of Wellington Roads department for access/traffic study requirements
- Drive thru location may provide queuing in to Brock Rd, the applicant should consider adding additional stacking spaces above the 12 spaces provided.
- How will the site be serviced? Will all the buildings share the same septic and well? The applicant should discuss with an engineer how parking may or may not be facilitated on a septic bed.
- The Township's Design Guidelines should be reviewed to understand the Township's requirements for landscaping and building design for development proposals within the Township. The link is as follows: [Microsoft Word - 1 PDG Cover Feb1-10 FINAL.doc \(puslinch.ca\)](#)

County of Wellington Official Plan:

- The site is designated as Rural Employment Area. The site is also located within the special policy area of the Puslinch Economic Development Area (PA7-1).
- The site is located within the Paris Galt Moraine and within the WHPA Q1 and Q2.
- The Rural Employment Area permits dry industrial uses
- Comments from Sourcewater Protection Staff shall also be considered – a source water protection screening application is required.

Township Zoning By-law:

- The two sites are zoned as: a site specific Industrial (IND sp54) Zone and IND Zone with a holding provision. The smaller lot (197 Brock Rd S) is subject to a holding provisions (h5).
 - IND (sp54) adds permissions for a truck repair shop and establishes parking requirements for a multi-tenanted building.
 - The holding (h5) is in place until such time that site plan approval is achieved. Studies that may be required are listed in Section 13.15.5 of County Official Plan.
- The subject lands are located within the Industrial Overlay and subject to Section 13.5. Review and demonstration of compliance with the Township's Design Guidelines is also required (include in Planning Justification Report).
- Permitted Uses are outlined in the Zoning By-law link above:
 - A gas bar is *not* a permitted use within the IND Zone, but is a permitted use in the Highway Commercial (HC) Zone.

- Within the IND Zone, a restaurant is permitted, subject to Section 9.2 (2). This section allows a restaurant as an “accessory use” and the size of the building is capped at 30% of the floor area for the principle use.
- A Zoning By-law Amendment application is required to permit these uses.

General Provisions:

- Section 4.14 addressed landscaped open area requirements -- a Landscape Plan prepared by a Landscape Architect is required. The Township’s Design Guidelines also has sections regarding landscaping and preferred tree species.
- Section 4.14.3 of the By-law establishes special, minimum landscape requirements for along Brock Road – a minimum 3m landscape buffer/planting strip is required.
- Section 4.15 provides direction for on-site lighting – a Photometric Plan is required.
- Section 4.26.2 establishes sight triangle requirements – the requirement when one street is a County road is 28 m. This area has a limit on height of landscaping as well. This is to be shown on the site plan.

Application Requirements:

1. Zoning By-law Amendment Application

- To establish permissions for the uses proposed and to remove the Holding (h-5) provision
- The Zoning By-law amendment will require (at a minimum)
 - Planning Justification Report including draft by-law.
 - The PJR is to also address items in Section 4.6.2 of the Official Plan.
 - Detailed concept plan
 - Traffic Impact Study
 - Functional Servicing Report/Servicing Feasibility Study
 - Spill Management Plan
 - Grading and Storm Water Management Report
 - Sourcewater Protection Screening Application
 - Any other studies noted by the various consultants and commenting agencies

2. Site Plan Application

- In addition to standard site plan submission, the following are required:
 - Architectural elevation plans prepared by an Architect
 - Landscaping Plan prepared by a Landscape Architect
 - Tree Preservation Plan
 - Photometric Plan
 - Stormwater Management Plan
 - Any other studies or plans required by the various consultants and commenting agencies.

July 5th, 2022

Prepared by: Zach Prince, Planner, County of Wellington (Township Planning Consultant)

*NOTE – the Zoning and Site Plan application can be reviewed concurrently.

Please note that additional comments may arise through the review of the file as more information is received and additional details are provided.

I trust these comments will be of assistance if you have questions please contact the County of Wellington Planning and Development Department.

Regards,

Zach Prince, RPP MCIP
Senior Planner
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T (519) 837-2600 x2064
E zacharyp@wellington.ca



June 16, 2022
Our File: 120006-014

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Pre-Submission for Site Plan Approval
7456 McLean Road West and 197 Brock Road
South
Township of Puslinch

Dear Ms. Banks,

GM BluePlan Engineering (GMBP), acting as the Township Engineer, received pre-consultation documents on June 2, 2022 related to future zoning bylaw amendment and site plan control applications for the subject lands at 7456 McLean Road West and 196 Brock Road South in the Township of Puslinch. The proposed development consists of an eight-pump gas station with 180 m² one-storey accessory retail/convenience store, 220 m² one-storey fast food restaurant with drive-thru and 24 regular parking spaces. The proposed development also consists of a 1008 m², one-storey transport terminal building with 15 trailer parking spaces and 12 regular parking spaces. The Concept Plan shows a full turns access from McLean Road West and an access along Brock Road South.

In support of the determination of engineering requirements for future development applications, the following documents were received and reviewed:

- Proposal Summary, prepared by Siv-ik Planning and Design Inc., dated May 31, 2022.
- Concept Plan, prepared by Siv-ik Planning and Design Inc., dated May 31, 2022.

Based on our review of the site and associated documents, we have determined the following engineering requirements for a future zoning bylaw amendment application:

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on site setting, desktop review of geologic and hydrogeologic information, results of field investigation programs, and recommendations related to design and construction of structures and buildings, including foundations; stormwater management systems; septic system design; and availability of potable groundwater.
- **Functional Servicing Report and Stormwater Management Report**, detailing:
 - The original (pre-development) conditions of the site and the nature of the proposed development.
 - How the proposed development is to be serviced by potable water and wastewater servicing.
 - How stormwater management is to be provided for the development including water quality, water quantity, water balance, and erosion control, as required by Township Development Standards, the Grand River Conservation Authority, and the Ministry of Transportation (MTO).
 - Please confirm the legal drainage outlet for the site. Adjacent lands to the north and west are privately owned.
 - Grading and drainage considerations for the development.
 - How geotechnical and hydrogeological considerations will be accounted for.
 - Storm sewer design sheet in Microsoft Excel format, if applicable.

- **Traffic Impact Study**, due to the proximity and potential impacts to Brock Road South and the McLean Road West intersection, a traffic impact study is required to support the development. The Terms of Reference for the TIS should be approved by the County and Township Roads Departments before the TIS is commenced.
- **Site Plan**, generally showing the existing and proposed above ground infrastructure and services including but not limited to building envelopes, entrances, driveways, curbs, parking areas, trailer storage areas, loading areas, turning areas, fire routes and fire protection infrastructure, signage, fencing, lighting, sidewalks, catchbasins, and potable water well.
- **Site Grading and Servicing Plan**, developed to illustrate the site topography and drainage under existing and proposed conditions. The plan should also show potable water and wastewater servicing infrastructure. Detailed drawings of the proposed stormwater management facility should be provided.

For a future site plan control application, the above documents would be required to be updated to reflect the final design of the site and buildings, and the following additional documents would be required:

- **Erosion and Sediment Control Plan**, indicating how the control of sediment and potential erosion will be managed during construction.
- **Photometric Plan**, demonstrating how the site is illuminated in accordance with Township Standards.
- **Landscaping Plan and Tree Preservation/Enhancement Plan**, designed to illustrate any plantings or restoration works for the property.
- **Spills Management Plan**, to document the control of potential spills for the subject property.
- **An Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING
Per:

A black rectangular redaction box covering the signature of the project engineer.

Andrea Reed, P. Eng.
Project Engineer

June 23rd, 2022

Jeff Bunn
Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, Ontario
N0B 2J0

RE: Natural Heritage Review, File No. D11/Pre/7456 – Pre-consultation application for 7456 McLean Rd W and 197 Brock Rd S, Township of Puslinch

INTRODUCTION

Dougan & Associates (D&A) was retained by Puslinch Township to complete an ecology review for a pre-consultation application prepared by Siv-ik Planning & Design on behalf of Black-Hart Construction. Based on our review, the proposed development includes a Transport Terminal, Gas Bar and Drive-Through Restaurant with associated servicing. The project site is 1.56 ha includes the above-noted parcels located in the Aberfoyle Industrial Park at the northwest corner of McLean Rd w and Brock Rd S. Existing zoning is IND(sp54) and IND(h5) and it is designated Rural Employment Area (Wellington County Official Plan). The proponent recognizes that a Zoning By-law Amendment and Site Plan Control Application will be required to proceed with the proposal.

D&A has reviewed the relevant local and provincial natural heritage policies, mapping, and available species records to confirm the presence and potential implications of ecological sensitivities that are to be considered for the proposed undertaking based on the Conceptual Plan provided (Siv-ik, 2022).

GENERAL COMMENTS

1. The subject lands are adjacent to (i.e. within 120 m of) Provincially Significant Wetland (PSW) and Core Greenlands designation. An Environmental Impact Study (EIS) is required to demonstrate that the proposed development will not result in negative impacts to identified natural heritage features (Map 1). It is recommended that a Terms of Reference (ToR) prepared in consultation with the County, Township and GRCA to scope the study.
2. Please note that a permit from GRCA is required before undertaking site alterations or development within 120 m of a PSW.

A summary of existing natural heritage constraints is provided in the following section based on a preliminary desktop review of the site and displayed on Map 1.

EXISTING NATURAL HERITAGE CONSTRAINTS

Based on a desktop review, the subject lands are adjacent to (i.e. within 120 of) mapped natural heritage resources and/ or policy designations as identified on Map 1 and summarized in Table 1 on the following page.

Table 1: Natural Heritage Constraints – Lot 17 Concession Road 7, Puslinch

NATURAL HERITAGE FEATURE	POLICY REFERENCE	POLICY IMPLICATIONS	SITE IMPLICATIONS / STUDY REQUIREMENTS (See Map 1)
Provincially Significant Wetland (PSW)	Provincial Policy Statement (2020) Conservation Authorities Act & O Reg 161/06 (2006)	In accordance with section 2.1.8 of the PPS (2020), development and site alteration on lands adjacent to PSW are not permitted unless there has been an evaluation of the ecological function of the adjacent lands, and it has been demonstrated that there will be no negative impacts on the feature(s) or on their ecological functions. GRCA regulates the area within 120 m of PSW (O.Reg 150/06 s.2e).	Present within 120 m adjacent lands. An EIS is required to demonstrate the proposal will result in no negative impacts to the PSW feature or its ecological function. A permit from GRCA is required for development within 120 m of a PSW.
Core Greenlands	County of Wellington OP s. 5.6.1, 5.6.2, 5.6.5; Schedule A7.	<i>Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:</i> <i>a) identify the nature of the features potentially impacted by the development;</i> <i>b) prepare, where 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.</i> <i>c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.</i> <i>No development will be approved unless the County is satisfied that the Greenland and Environmental Impact</i>	Present within 120 m adjacent lands (provincially significant wetland). An EIS is required to demonstrate the proposal will result in no negative impact to the Core Greenland features or functions.

<i>NATURAL HERITAGE FEATURE</i>	<i>POLICY REFERENCE</i>	<i>POLICY IMPLICATIONS</i>	<i>SITE IMPLICATIONS / STUDY REQUIREMENTS (See Map 1)</i>
		<i>Assessment policies are met</i> (Wellington County OP, s. 5.6.2)	
Species At Risk (see Appendix A)	Provincial Policy Statement (2020) Species at Risk Act (SARA) (2002) Endangered Species Act (ESA) (2007)	Development and site alteration is not permitted within habitat for Endangered & Threatened species unless a permit has been obtained through the MECP for specific circumstances. Special Concern and S1-S3 species' habitat receive protection under the province's Significant Wildlife Habitat provisions. Development and site alteration within and adjacent to SWH must demonstrate no negative impacts to the species or its habitat.	Potentially present within and adjacent to proposed development area. NHIC's online natural heritage database (queried on April 11, 2022) reported 6 Species at Risk that have been recorded within approximately 1 km of the subject lands (ref. Appendix A). Habitat for these species may be present on and adjacent to the subject lands and should be assessed as part of an EIS to demonstrate the development will result in no negative impact to SAR or their habitats.
Significant Wildlife Habitat	Provincial Policy Statement (2020)	Significant Wildlife Habitat (SWH) is a Key Natural Heritage Feature. Development and site alteration is not permitted in Significant Wildlife Habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted on adjacent lands to SWH 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 function	Potentially present within and adjacent to proposed development area. An EIS is required to identify candidate and/or confirmed SWH within the subject lands and adjacent 120 m, and demonstrate the proposal will result in no negative impacts to SWH.

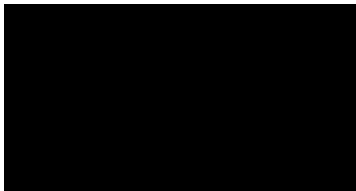
This preliminary constraint assessment is based on a desktop review of currently available background and policy information. Additional significant attributes and ecological functions may be identified through future field investigations.

CONCLUSION & RECOMMENDATIONS

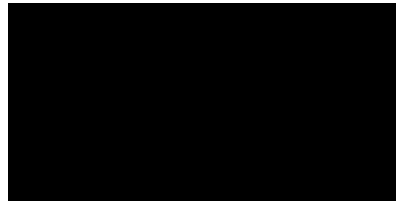
This document has been prepared based on a review of the pre-consultation application and conceptual plan prepared by Siv-ik Planning & Design, and a preliminary desktop review of existing natural heritage features and policy. The proposed industrial development area is adjacent to (i.e. within 120 m of) mapped Core Greenlands including Provincially Significant Wetland. According to provincial and local policy, an EIS is required to demonstrate the proposal will not result in negative impacts to these features or their ecological functions. The EIS should be prepared in accordance with the County's Official Plan section 4.6.3. A Terms of Reference should be established with the County, Township and GRCA to confirm the scope.

We trust this document provides you with a preliminary review of the ecological constraints present on the subject lands, and next steps regarding the application. Please do not hesitate to contact the undersigned with any questions or concerns regarding this review.

Regards,

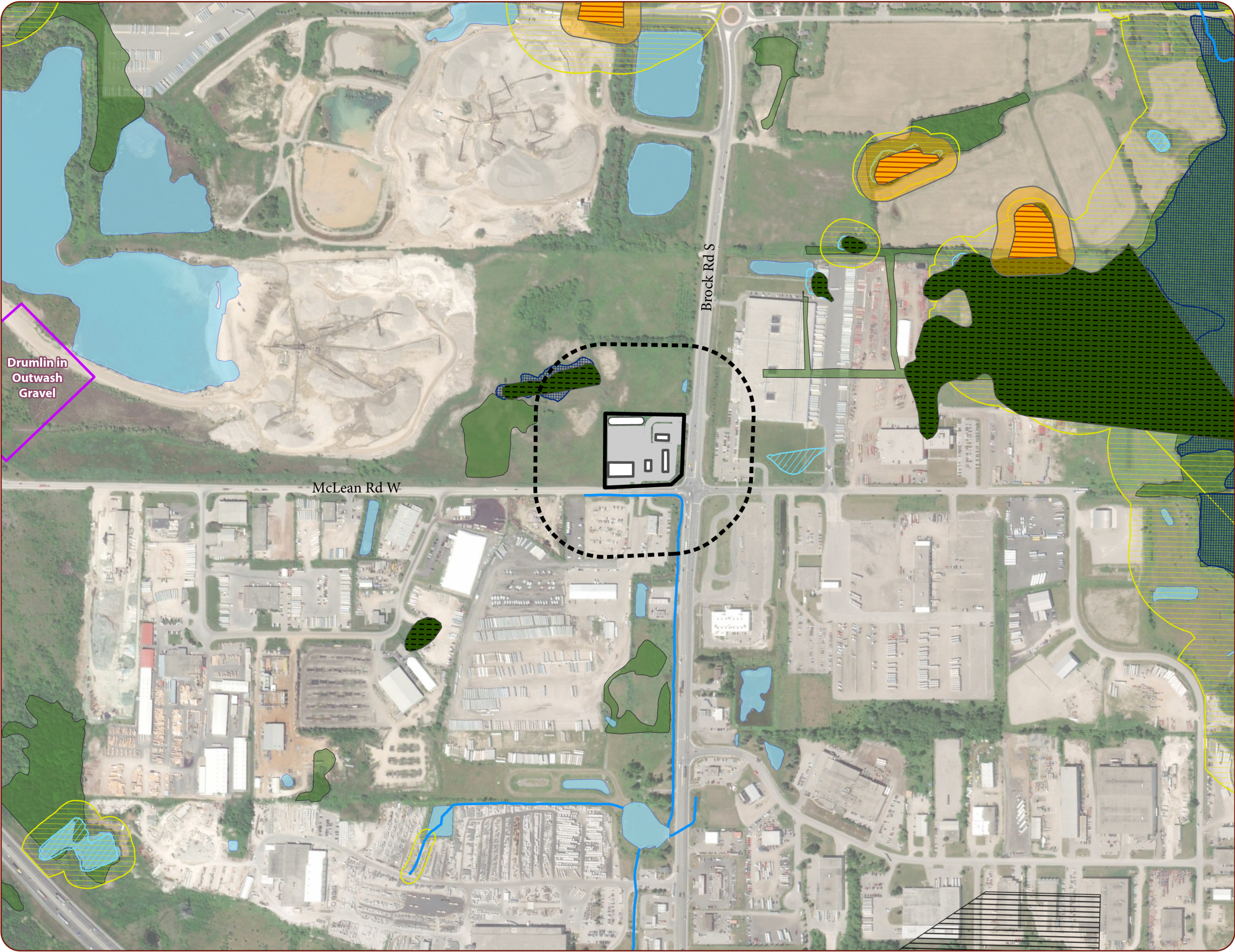


Christina Myrdal, HBSc, Eco. Mgmt. Tech.
Ecology Manager



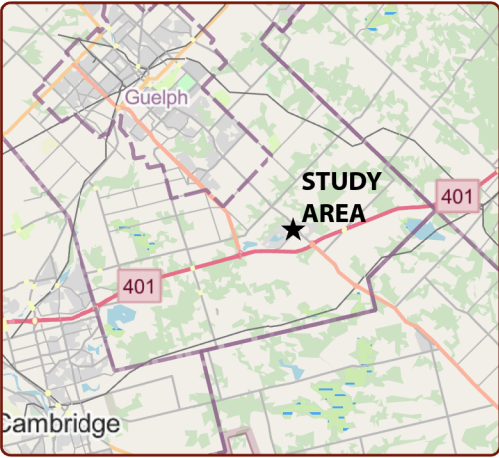
Todd Fell, OALA, CSLA, CERP
Director, Landscape Arch., Rest. Ecologist

Map 1. Preliminary Natural Heritage Constraints

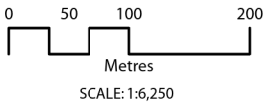


Map 1: Preliminary Constraints
Preliminary Ecology and Natural Heritage
Review for 197 Brock Rd S, Puslinch, ON

- Approximate Study Area
- Adjacent Lands (120 metres)
- MNR Wetland - Not Evaluated
- MNR Provincially Significant Wetland
- MNR Wooded Area
- ANSI
- GRCA Regulation Limit
- Watercourse
- Waterbody
- Greenbelt Designation**
 - Protected Countryside
- Wellington County Official Plan**
 - Core Greenland
- Township of Puslinch Zoning By-Law**
 - Natural Environment
 - Natural Environment 30-metre Buffer
 - Environmental Protection Overlay



Basemap: Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Maxar



Disclaimer:
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations, features, or roads, nor as a guide to navigation.
MNR data provided by Queen's Printer of Ontario.
Use of the data in any derivative product does not constitute an endorsement by the MNR or the Ontario Government of such products.



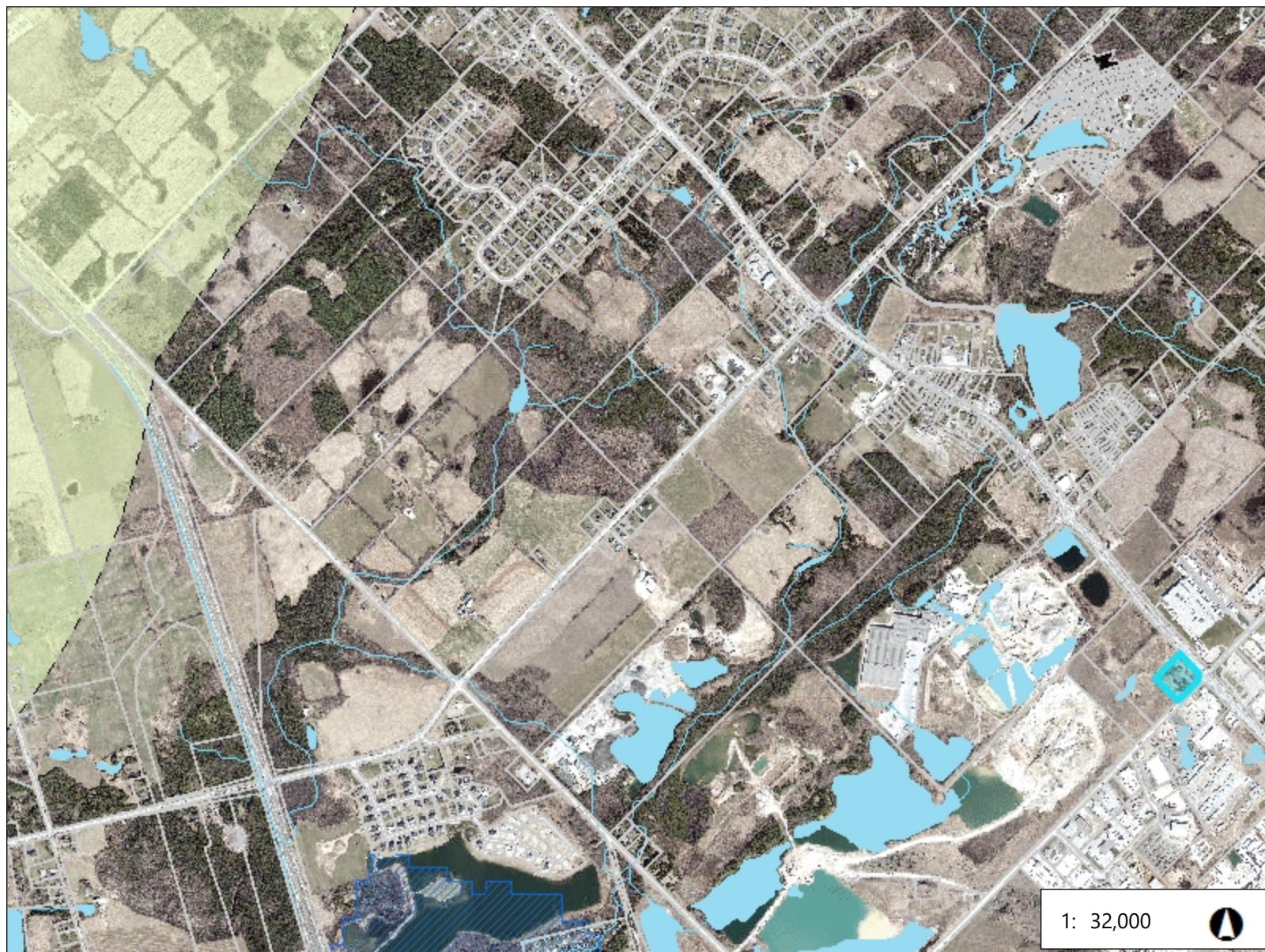
Appendix A. NHIC Query

A query of the Natural Heritage Information Centre (NHIC) was conducted on June 22, 2022, to determine whether any Species at Risk (SAR) and/or provincially rare species (i.e. those with SRanks S1 – S3) were on record within approximately 1 km of the subject lands. Table 1 summarizes the results of the query.

Table 1. NHIC species records within approx. 1 km of the subject lands (NHIC, 2022)

COMMON NAME	SCIENTIFIC NAME	SARA STATUS*	ESA STATUS*	SRANK*	GENERAL HABITAT
Smooth Yellow False Foxglove	<i>Aureolaria flava</i>		THR	S2?	Oak savannahs / woodlands
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	S3	streams / ponds / lakes
Midland Painted Turtle	<i>Chrysemys picta marginata</i>		SC	S4	streams / ponds / lakes
Eastern Wood-pewee	<i>Contopus virens</i>	SC	SC	S4B	Woodlands / forest edges
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	S4B	large grasslands / hayfields
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	S4B	large grasslands / hayfields

* END = Endangered; THR = Threatened; SC = Special Concern.
S1 = Critically Imperiled; S2 = Imperiled; S3 = Vulnerable; S4 = Apparently Secure



Legend

- Parcels
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

1: 32,000



1.6 0 0.81 1.6 Kilometers

Notes



A map of the Kitchener-Hamilton area. The city of Kitchener is outlined in black. The city of Hamilton is to the east, with a red dot indicating the study area. Major roads are shown in red, and the Great Lakes are shown in blue.



--	--	--	--

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- SGRA
- RoadsLookup**

Notes

7456 MCLEAN ROAD W + 197 BROCK ROAD S / **PROPOSAL SUMMARY**

Background:

This Proposal Summary has been prepared on behalf of Black-Hart Construction Inc. as a basis for pre-application consultation with Staff regarding the development of a Gas Bar (intended to serve commercial motor vehicles and regular motor vehicles), Accessory Retail/Convenience outlet and Drive-Through Restaurant at 7456 McLean Road W & 197 Brock Road S in Puslinch Township. This document provides a description of the subject site and surrounding context as well as an overview of the preliminary development concept.

The *Planning Applications* section of this proposal summary outlines the scope of applications we anticipate being required to enable the proposed redevelopment. The proposal summary also highlights some of the key planning issues the project team is seeking feedback on from Staff and relevant agencies to inform next steps.

Site Description:

The project site includes two (2) existing parcels municipally identified as 7456 McLean Road W & 197 Brock Road S. The site is located in the Aberfoyle Industrial Park, at the northwest corner of the intersection of McLean Road W and Brock Road S, approximately 1.25 km north of Highway 401.

Figure 1: Site Location



▲ Project Site

Figure 2: Existing Zoning

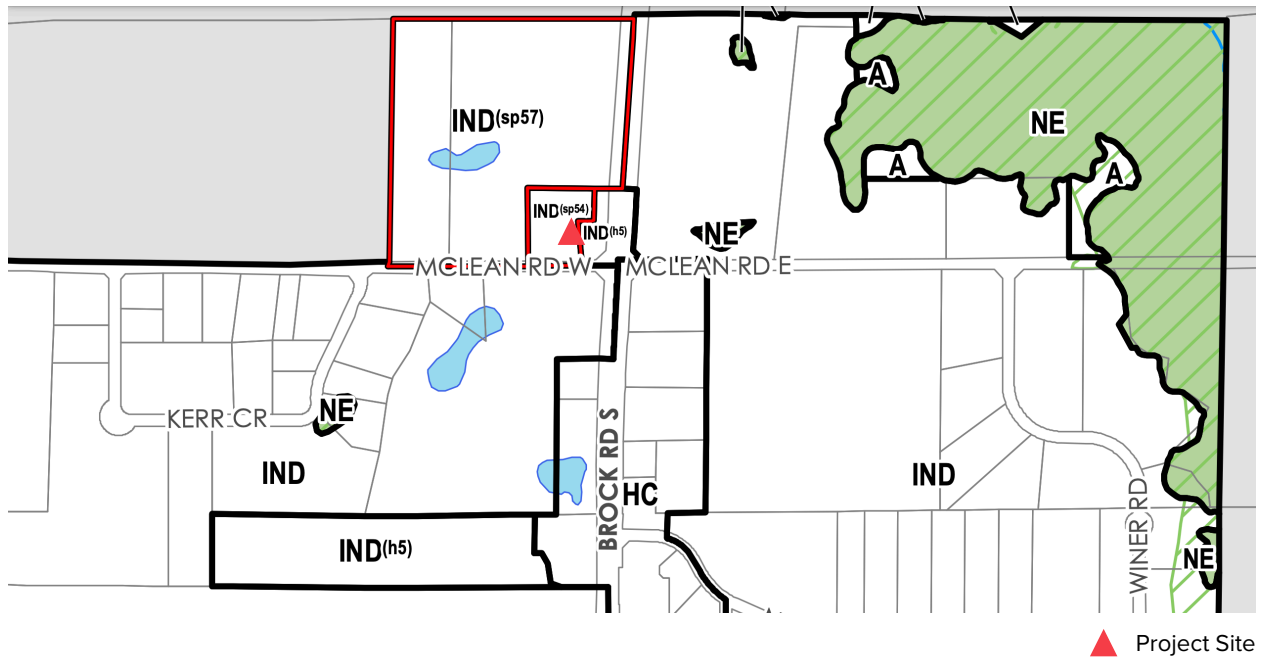


Figure 3: Wellington County Official Plan



Legend

- Secondary Agricultural
- Rural Employment Area
- Core Greenlands
- County Road
- Provincial Highway

Table 1: 7456 McLean Road W & 197 Brock Road S - Site Details

Project Site At-A-Glance		
Site Area	1.56 hectares (3.85 acres)	
Frontage	101.0 metres (Brock Road S)	
Depth	135.2 metres	
Existing Use	Vacant/Undeveloped	
Existing Zoning	7456 McLean Road W	197 Brock Road S
	IND(sp54)	IND(h5)
Wellington County Official Plan Designation	Rural Employment Area	
Planning District	Aberfoyle Industrial Park	
Surrounding Conditions	North	Vacant/Undeveloped (zoned IND)
	East	Maple Leaf Foods Distribution Centre
	South	TransX Logistics Terminal and Administration Centre.
	West	Undeveloped (zoned IND) and Aggregate Extraction
Special Regulations	Sp54: Parking requirements (min.) for uses within a multi-tenanted building: 1 space per 50 m2 of net floor area	
	h5: Prior to the removal of the holding symbol, Council shall require the submission and approval of a Site Plan Approval application. Council may also require that any of the studies that would normally be required as part of an application for a zoning by-law amendment (as outlined in Section 13.15.5 of the County Official Plan) be completed as part of the Site Plan Approval application.	

Proposal Description:

The preliminary concept plan (see attached Conceptual Site Plan) envisions a multi-tenant commercial development with uses that are intended to support the function of the broader Aberfoyle Industrial Park. The western portion of the site includes a 6-pump gas bar and truck scale intended for commercial motor vehicles and a tractor-trailer parking/staging area with 10 dedicated stalls. The conceptual design accommodates truck stacking and turnarounds on-site which minimizes traffic impacts on McLean Road W.

The eastern portion of the site is proposed to be developed with a 4-pump car gas bar (for regular motor vehicles), an associated retail/convenience store (236m² GFA), and a drive through restaurant (325m² GFA). A total of 23 parking stalls (including 4 electric vehicle charging stations) have been provided to serve this portion of the planned development. A significant landscape strip/buffer area has been incorporated along all portions of the site abutting both Brock Road S and McLean Road W.

Access and internal circulation has been planned comprehensively across the proposed development. Access is provided via a full turns access from McLean Road W and a right-in-right-out only access from Brock Road S. Further discussions with Township staff regarding access opportunities and/or restrictions are anticipated through the pre-application consultation review process. The Brock Road access has been located in such a manner that offers maximum spatial separation from the existing signalized intersection at Brock Rd and McLean Rd. The shared internal circulation network allows for both truck and car traffic to utilize both access points while also minimizing potential conflicts between motor vehicles and tractor-trailers within the site.

Figure 4: Site Plan Excerpt

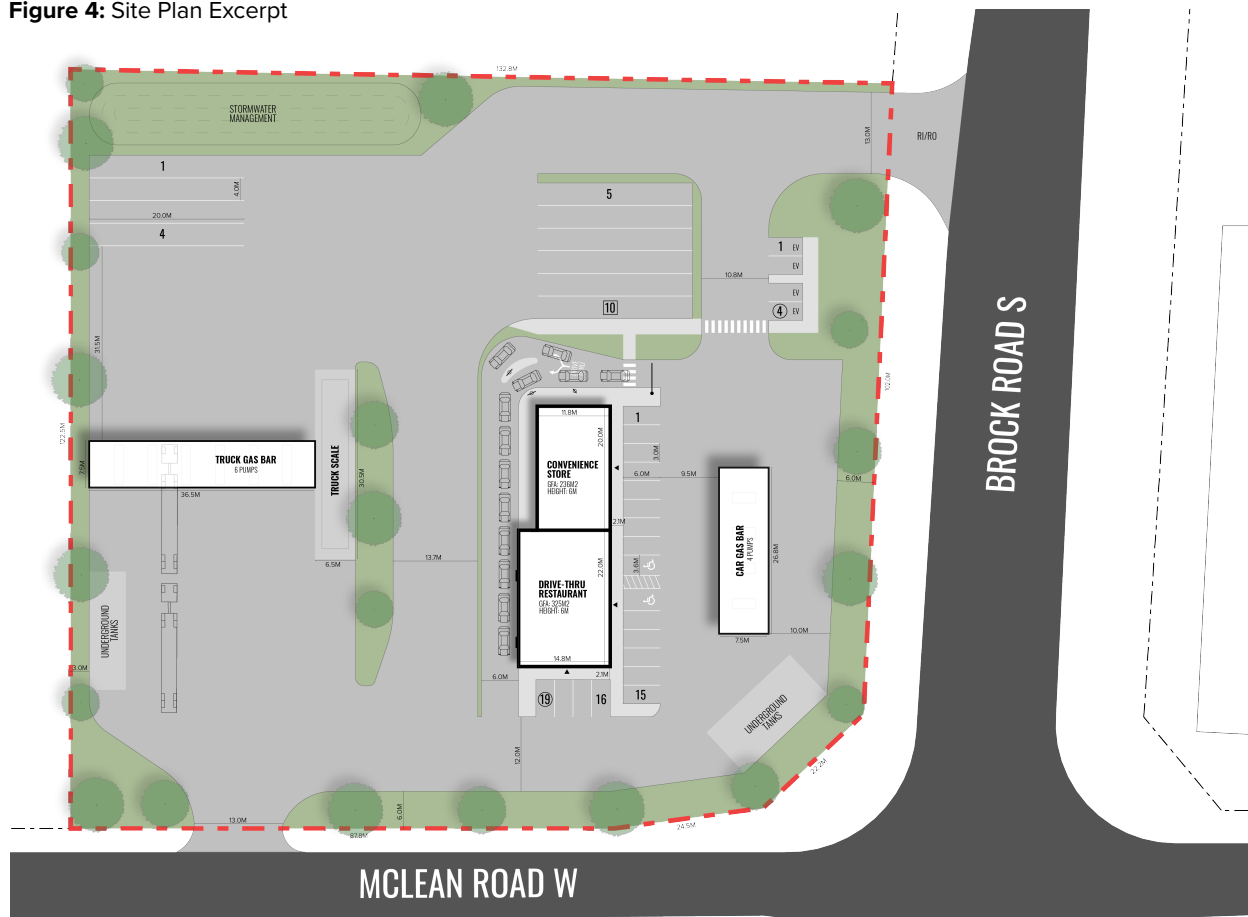


Table 2: 7456 McLean Road W & 197 Brock Road S - Development Statistics

Concept Plan Data Table		
Use	Gas Bar and Drive-Through Restaurant	
Buildings/Structures	3	
Height	Gas Pumps - 7.5m (1-Storey) Restaurant/Convenience Store - 6.0 m (1-Storey)	
Parking	19 standard (including 2 accessible parking stalls) 4 electric vehicle charging stalls 10 transport trailer parking stalls	
Coverage	8%	
Landscaped Open Space	21%	
Setbacks	North (Interior)	52.3m
	East (Front)	15.8m (to car gas bar canopy) 41.0m (to building)
	West (Rear)	3.0m (to truck gas bar canopy) 74.3m (to building)
	South (Exterior)	17.1m

Services & Infrastructure:

The site will be serviced via private on-site water, sanitary and stormwater management services. A detailed servicing plan will be prepared prior to submission of the required planning applications.

Planning Applications:

It is anticipated that the following Planning Act applications will be required in order to realize the proposed development:

- 1. Zoning By-law Amendment:** To rezone the site from the Industrial IND(sp54) and IND(h5) Zones to the Highway Commercial Zone to allow for the Gas Bar use (note: alternatively, we may seek to simply add Gas Bar as a site specific permitted use to the existing IND zoning). Additional special provisions include reductions in parking counts and rear yard setbacks.
- 2. Site Plan Control Application.**

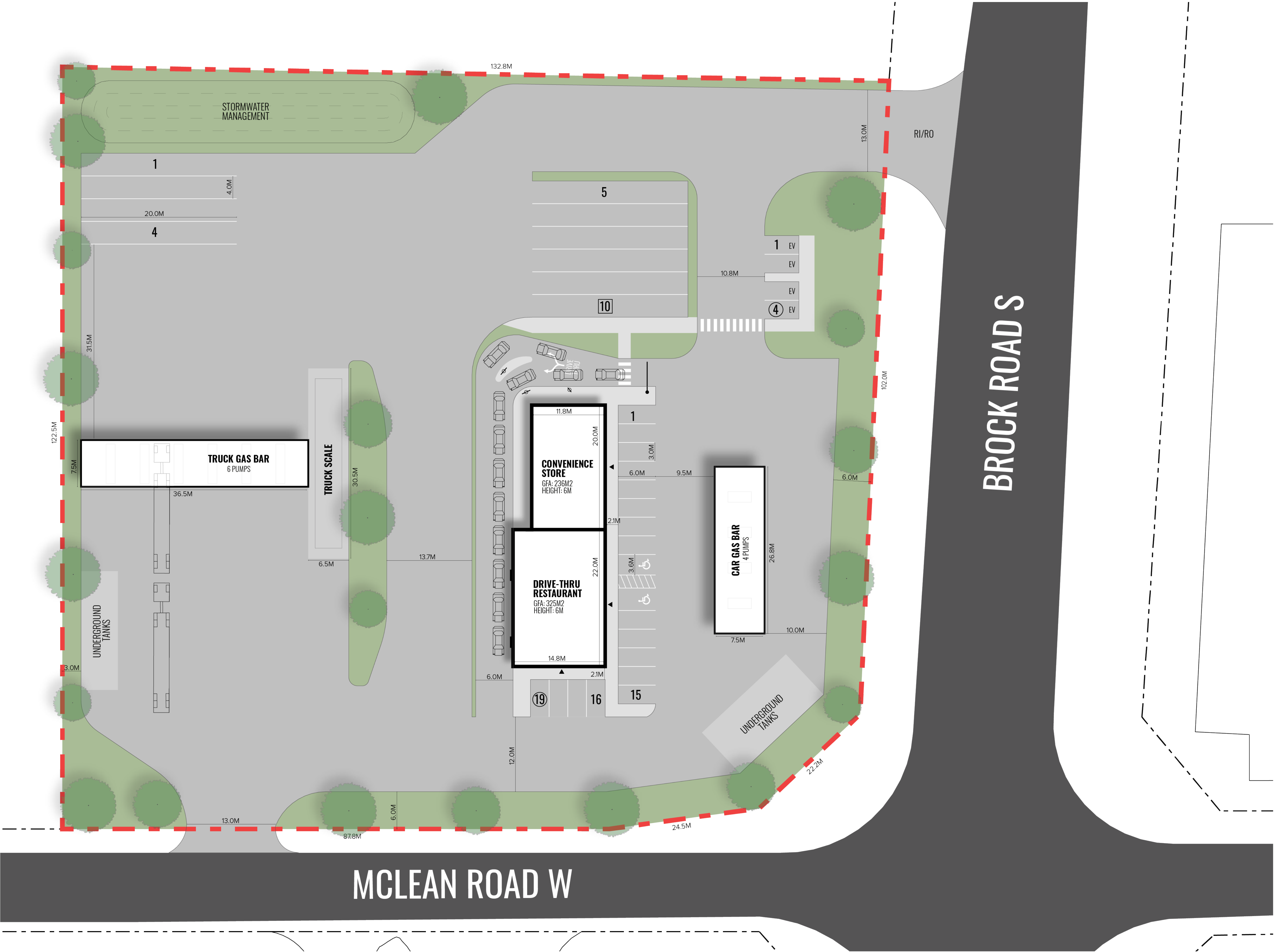
Contact:

If you have any questions about this Proposal Summary please contact Michael Davis by phone at 905-921-9029 or by email at mdavis@siv-ik.ca.

Thanks in advance for your review!

Attachment(s):

1. Conceptual Site Plan prepared by Siv-ik Planning & Design Inc.



CONCEPT PLAN

PROJECT SITE
7456 McLean Road W & 197 Brock Road S

01
DWG



SITE DATA

IND
ZONE

Regulations	Required	Proposed
Permitted Uses:	Restaurant	Gas Bar Restaurant
Lot Area:	4000.0m² (min)	15573.6m²
Lot Frontage	30.0m (min)	101.0m
Front Yard:	6.0m	41.1m
Interior Side Yard:	5.0m	52.87m
Exterior Side Yard:	15.0m	20.1m
Rear Yard:	7.5m	3.0m*
Landscape OS:	15% (min.)	21%
Lot Coverage:	75% (max.)	8%
Height:	25.0m (max.)	6.0m
Parking:	1 per 10m² (Restaurant) = 34 parking stalls 1 per gas bar pump (Gas Bar) = 10 parking stalls 34 total parking spaces required 2 accessible parking spaces required	19 standard parking spaces (including accessible parking) 4 electric vehicle charging spaces 10 transport truck parking spaces

* Requires Special Provision

Client:	Black-Hart Construction Inc.
Date:	11.03.2022
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	7456BS
Version	1.0

