



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 19, 2025 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
& IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE,  
LOCATED AT 23 BROCK RD S

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## **AGENDA**

**DATE:** November 19, 2025

**PUBLIC INFORMATION SESSION:** 7:00 P.M.

### **Order of Business:**

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Disclosure of Conflict of Interest**
- 4. Purpose of Public Meeting**
- 5. Reports/Applications**

#### **5.1 Zoning By-law Application D14-DAN (Danby) – property location known as 4631 Sideroad 20 N, Township of Puslinch**

- 5.1.1 Application and Submissions <https://puslinch.ca/doing-business/active-planning-and-development-applications/active-zoning-by-law-amendment-applications/>
- 5.1.2 Staff Public Meeting Report
- 5.1.3 Agency Comments



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5.1.4 Written Public Comments

**6. Adjournment**



## **REPORT COR-2025-062**

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TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: November 19, 2025

SUBJECT: Zoning By-law Amendment Application  
4631 Sideroad 20 North  
Public Information Meeting Report  
File: D14/DAN

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### **Purpose**

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

### **Background**

Council at its meeting on September 17, 2025 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 4631 Sideroad 20 North to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on October 30, 2025
- Statutory notice circulated in Wellington Advertiser on October 30, 2025
- Application presented to Planning and Development Advisory Committee for comments November 12, 2025
- Public Information Meeting November 19, 2025

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

**Financial Implications**

As outlined throughout the report.

**Applicable Legislation and Requirements**

County of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

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

**Attachments**

Schedule "A" – NPG Planning Solutions D14-DAN Public Information Meeting Report

**Respectfully submitted,**

**Reviewed by:**

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

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**Courtenay Hoytfox,**  
**CAO**





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

To: Courtenay Hoytfox, CAO  
Township of Puslinch

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

Subject: Public Meeting – Danby  
Zoning By-law Amendment Application D14-DAN & Official Plan  
Amendment Application OP-2025-01

PUSLINCH CON 4 PT LOTS 21; AND 22 RP 61R22477 PART 1  
4631 Sideroad 20 North, Puslinch

Meeting Date: November 19, 2025

Attachments: 1 - Aerial Map of Subject Lands  
2 - Draft Zoning By-law provided by Applicant  
3 - Draft Plan Official Plan Amendment provided by Applicant  
4 - List of Studies Submitted by the Applicant  
5 – Concept Plan provided by Applicant

## SUMMARY

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The Township of Puslinch received a Zoning By-law Amendment Application for the lands municipally known as 4631 Sideroad 20 North (the “Subject Lands”). The purpose of the Application for Zoning By-law Amendment (the “Application”) is to rezone a portion of the Subject Lands to facilitate a large-scale prestige employment campus.

A concurrent Official Plan Amendment application was also submitted to the County of Wellington and has been circulated to the Township of Puslinch for comments. The Official Plan Amendment application would redesignate a portion of the Subject Lands from Secondary Agricultural to Rural Employment to facilitate the proposed development.

A Public Meeting is scheduled for November 19, 2025. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment Application D14-DAN and the Official Plan Amendment Application OP-2025-01 be received for information.

## INTRODUCTION

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The Subject Lands contain a remnant shed and barn, and have frontages along Hanlon Parkway/Highway 6 (being a Provincial Highway), Sideroad 20 North and Concession Road 4. Across Highway 6 from the Subject Lands is the City of Guelph. The Subject Lands are legally described as Concession 4 Part of Lots 21; and 22 Registered Plan 61R22477 Part 1, Township of Puslinch, County of Wellington. The Subject Lands are approximately 25.54 hectares in size and irregular in shape.

There are provincially significant wetlands located on the site, located within the Grand River Conservation Authority's (GRCA) regulation limit.

Surrounding land uses consist of rural residential, agricultural and industrial uses. Directly north and northeast of the Subject Lands is the City of Guelph's employment lands. Located west of the Subject Lands along Sideroad 20 North and south, along Concession Road 4 are rural residential and agricultural uses. An aerial of the property is included as Attachment 1.

## PURPOSE

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The purpose of the Application for Zoning By-law Amendment ("the Application") is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the "Puslinch Zoning By-law") to permit an employment campus consisting of three industrial buildings and two additional buildings for ancillary uses including a fitness centre and a day care facility, and a stormwater management pond. The Conceptual Site Plan, provided by the Applicant and illustrating the proposed development is included as Attachment 5.

In detail, the Application would rezone a portion of the Subject Lands from Agricultural Zone (A) and Future Development 3 Zone (FD3) to an Industrial Site-Specific Zone (IND(spXX)) to facilitate the proposal.

Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report. The Draft Zoning By-law provided by the Applicant is included as Attachment 2.

A concurrent Official Plan Amendment application was also submitted to the County of Wellington to redesignate a portion of the Subject Lands from Secondary Agricultural to Rural Employment. The Draft Official Plan Amendment is included as Attachment 3.

## **POLICY AND LEGISLATIVE FRAMEWORK**

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

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect. Section 22 of the *Planning Act* permits any person to request a Council to amend its official plan. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect.

### **Provincial and County Policies**

The Subject Lands are mostly Rural Lands with the southeastern portion being part of an Employment Area as per the Provincial Planning Statement, 2024 (the “PPS”). The Subject Lands are designated Secondary Agricultural, Core Greenlands and Rural Employment Area as per Schedule B7 - Puslinch (Land Use) of the Wellington County Official Plan (County OP).

The following policies apply:

### **Provincial Planning Statement (2024)**

#### **2.6 Rural Lands in Municipalities**

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

*g) other rural land uses*

2. *Development that can be sustained by rural service levels should be promoted.*

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

## 2.8 Employment

### 2.8.1 Supporting a Modern Economy

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

*b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

*d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*

*e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

### 2.8.2 Employment Areas

1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:

*a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;*

*b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;*

*c) prohibiting retail and office uses that are not associated with the primary employment use;*

*d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and*

*e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.*

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

### 3.2 Transportation Systems

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

### 3.5 Land Use Compatibility

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

### 3.6 Sewage, Water and Stormwater

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

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

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

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

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

### 4.1 Natural Heritage

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

*4. Development and site alteration shall not be permitted in:*

*a) significant wetlands in Ecoregions 5E, 6E and 7E1;*

*5. Development and site alteration shall not be permitted in:*

*d) significant wildlife habitat;*

*7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

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

#### 4.2 Water

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

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

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

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

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

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

#### 4.6 Cultural Heritage and Archeology

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

#### 6.2 Coordination

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

a) managing and/or promoting growth and development that is integrated with planning for infrastructure and public service facilities, including schools and associated child care facilities;

b) economic development strategies

d) infrastructure, multimodal transportation systems, public service facilities and waste management systems;

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

### Section 8: Definitions

Negative Impacts is defined as follows:

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

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

## County of Wellington Official Plan (Last Updated July 2024)

### 3.4 Servicing Growth

...Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas.

### 4.2 Economic Development

#### 4.2.1 Supply



*Wellington County will ensure that sufficient land is designated and available to accommodate an appropriate range and mix of employment opportunities (including industrial, commercial and institutional uses) to meet projected needs for the growth forecast...*

#### *4.2.3 Variety*

*...Opportunities for industrial, commercial and recreation activities will be supported in appropriate locations... Other locations, including lands in the Rural System, will be considered where they offer advantages to business such as larger sites, compatibility or proximity to resources or major transportation facilities.*

#### *4.2.5 Rural Opportunities*

*The Rural System can also contribute sites for employment based on the ability to provide larger lots, larger buffers for compatibility, proximity to rural resources or access to major roads.*

### 4.7 Urban Area Protection

#### *4.7.1 Distinct Urban-Rural Boundary*

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

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

*This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area.*

### 4.9 Water Resources

*4.9.5.6 New large-scale developments on private communal or individual on-site water supply outside a WHPA Q1 or WHPA Q2 shall be required to demonstrate to the satisfaction of the County and the local municipality that adequate water supply is available and that the proposed water taking will not interfere with existing or future municipal water supply and private wells. New large-scale development shall also be required to provide a scoped water budget and water conservation plan for the subject property and adjacent lands...*

*4.9.7.2 a) Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designations, and*



*urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced;*

## **5.6 Development Control**

### **5.6.1 Permitted Uses**

*Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements.*

### **5.6.2 Development Impacts**

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

- a) identify the nature of the features potentially impacted by the development;*
- b) prepare, 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.*

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

### **5.6.4 Zoning**

*Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Other greenlands may also be given a restrictive zoning by a municipal council.*

## **6.5 Secondary Agricultural Area**

### **6.5.3 Permitted Uses**

*Permitted uses and activities in Secondary Agricultural Areas may include:*

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

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

## **6.8 Rural Employment Areas**

### **6.8.1 Defined**

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

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

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

### **6.8.2 Permitted Uses**

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

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

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

### **6.8.3 Land Use Compatibility**

*In Rural Employment Areas, establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of commercial uses.*

## 9.8 Puslinch Local Policies

### *9.8.3 Puslinch Industrial Policy*

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

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

*b) Two large parcels of land to both the east and west of the Hanlon Expressway have been designated Rural Employment. These lands have lower priority for development than the industrial lands in the “Puslinch Economic Development Area”...The sequence of development shall be further controlled so that the eastern side of the Hanlon develops first... The area to the west of the Hanlon Expressway will only be considered should no other suitable site be available.*

### *9.8.4 Regionally Significant Economic Development Study Area*

*The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County....The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.*

## 11.2 Water and Sewage

### *11.2.6 Rural System Servicing*

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

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

## 12.5 Roadways

### *12.5.4. Local Roadway*

- a) rural roads laid out along original township concession and lot lines often provide important collector functions and operate at reasonably high speeds. These routes need to be protected from strip development, access points with poor visibility and other conditions which would impair their functions;*

*e) new local roads do not require an official plan amendment, but designation on new arterial or collector roads in urban centres must be recognized on the land use schedule for the urban centre.*

## **13.2 Amendments**

### **13.2.1 General**

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

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

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

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

## **13.3 Zoning By-laws**

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

## **Puslinch By Design**

The Township of Puslinch has recently been completed Puslinch By Design: Employment Lands Study (“Puslinch By Design”) in partnership with the County of Wellington to identify lands to accommodate rural employment growth. The Subject Lands were evaluated as one of the employment land options, i.e. Option C, by Puslinch By Design. However, the Subject Lands were not recommended as the Preferred Land Option as identified in the Phase 5 report of Puslinch By Design. The report remarks on Option C: “adjacent planned employment lands enhance its suitability, but the site lacks existing road infrastructure, requiring significant investment for improved transportation connectivity”.

On July 23, the Township Council endorsed the draft Official Plan Amendment which redesignates the Preferred Land Option, i.e. Option D, to Rural Employment, subject to revisions to redesignate two (2) additional land options known as Option G and Option H to Rural Employment as well. The County of Wellington recently released a Draft Official Plan Amendment No. 131 (“OPA No. 131”) which includes amendments that would implement the recommendations of the Puslinch By Design and Council’s resolution

above. Accordingly, the Subject Lands are not proposed to be redesignated as part of OPA No. 131 either.

### **Zoning By-law 023-18**

According to Schedule 'A' and Map A-8 of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural (A), Future Development 3 (FD3) and Natural Environment (NE) with an Environmental Protection Overlay. The proposed uses are not permitted on the Subject Lands under the Puslinch Zoning By-law.

The proposed Zoning By-law Amendment included as Attachment 2 would rezone a portion of the Subject Lands from Agricultural (A) and Future Development 3 (FD3) Zone to an Industrial Site-Specific Zone (IND(spXX)). The portion of the Subject Lands that are zoned Natural Environment (NE) with an Environmental Protection Overlay are proposed to remain as existing.

The following table lists the proposed permitted uses and prohibited uses for the Industrial Site-Specific Zone (IND(spXX)):

**Table 1: Proposed Draft Zoning By-law**

| <b>Zone Category</b>    | <b>Permitted Uses</b>                                                                                                                                                                                                                                                                                                                                                              | <b>Prohibited Use</b>                                                                                         |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Industrial<br>IND(spXX) | <p>Only the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>• Business or professional office;</li> <li>• Caterer's Establishment;</li> <li>• Commercial fitness centre</li> <li>• Daycare;</li> <li>• Factory Outlet, as an accessory use</li> <li>• Industrial Use, dry</li> <li>• Restaurant, as an accessory use</li> <li>• Warehouse</li> </ul> | Class III Industrial Facilities, as defined in the D-6 Compatibility between Industrial Facilities Guidelines |

The Applicant does not propose any site-specific regulations for the IND(spXX) Zone. The zone standards of the Industrial Zone (IND) will apply.

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

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

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## REVIEW COMMENTS

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### Township Comments:

- Planning (NPG Planning Solutions) – Relevant PPS and County Official Plan policies, particularly those related to land use compatibility, Minimum Distance Separation and the adequacy of road infrastructure are being analyzed to determine consistency and conformity to Provincial and County policies.
- Engineering (GEI Consultants) – Outstanding technical comments, relating to sewage quality and quantity assumptions and stormwater management, need to be addressed to support the application. Other comments are related to technical correction and/or further clarification required for the Stormwater Management Report and the Site Servicing Plan which could be addressed through a resubmission.
- Hydrogeology (Harden Environmental Services) – Outstanding technical comments are related to water supply, sewage disposal, hydrogeology and water balance. Additional outstanding items have been deferred to be addressed as part of detailed design stage.
- Ecology (Aboud & Associates Inc.) – Outstanding concerns related to bat maternity habitat assessment, impact to wetland hydrology and Core Greenland features require additional information and/or clarification which could be addressed through a resubmission of the Environmental Impact Study.
- Land use compatibility/ Noise (Valcoustics Canada) – Outstanding technical comments relate to further justification for the proposed industrial uses being classified as Class II instead of Class III categorization. Further clarification is needed to confirm if consideration has been given to all noise sensitive receptor locations.
- Transportation (Salvini Consulting Inc.) – Further coordination with other agencies (County, City of Guelph and MTO) is needed to determine if the application can be supported. Due to the large traffic generation expected because of this development, mitigation measures are needed. The Applicant is exploring potential mitigation options which include:

- Option #1 – The existing road network could be upgraded to accommodate both the increased vehicular traffic and a designated truck route.
- Option #2 – A new service road connection from Concession Road 4 to the new road interchange with Highway 6 is developed.
- Wellington Source Water Protection – No outstanding concerns. Technical comments to be addressed at detailed design stage. This includes updating the submitted water balance assessment, and providing documentation that all unused wells on the site will be decommissioned according to Ontario Regulation 903, or incorporated into a monitoring program.
- Planning and Development Advisory Committee – the applications are scheduled to be considered at PDAC on November 12. PDAC's comments will be provided to Council either in an Addendum to this report or in a future report for this proposal.
- Building – No comments.
- Fire and Rescue Services – No comments.
- Public Works, Parks and Facilities – No comments.
- By-law enforcement – No comments.

#### **County Comments:**

- Planning - Detailed comments will be provided after the application has been deemed complete and circulated for formal comments.
- County Roads – Updates are required to the Transportation Impact Assessment (TIS) to provide further analysis on how the need for tractor trailers will impact the intersections evaluated in the report. The intersections reviewed in the TIS were not intended or geometric designed for the operation of tractor trailers in large volumes and improvement will be required to support this development.

#### **Agency Comments:**

- Grand River Conservation Authority (GRCA) – No outstanding concerns. Technical comments will be addressed during detailed design stage .
- Ministry of Transportation (MTO) – No outstanding concerns. Technical comments will be addressed during detailed design stage subject to the applicant's proposed solution to the traffic concerns. Further engagement with the MTO is required.

#### **Public Comments:**



25 written submissions have been received from the public regarding the Zoning By-law Amendment and Official Plan Amendment applications. The matters highlighted by the public have been summarised below:

- Puslinch by Design: Employment Lands Study – Concerns that the proposal would set a precedent for piecemeal industrial expansion into areas that have already been studied and deemed less suitable. This would undermine the comprehensive planning process undertaken through the Puslinch By Design and the County Official Plan Review.
- Land Use Compatibility – Concerns with compatibility issues with the surrounding context. These concerns include:
  - Incompatibility between the existing rural residential and agricultural uses and the proposed industrial development. Specific concerns include noise and pollutions and its impacts on the surrounding community.
  - The anticipated trip generation resulting from the proposed development.
  - The existing road network being unsuitable for the proposed development
- Hydrogeological – Concerns related to the groundwater demand of the proposed development and impacts related to wastewater filtration capacity.
- Environmental – Concerns related to the existing provincially significant wetland and species at risk habitat and the impacts of the proposed development to the ecological function of this wetland.
- Financial Implications – Concerns related to the associated costs that would be required to upgrade roads and the burden it would place on the Township.

## NEXT STEPS

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



Respectfully Submitted,



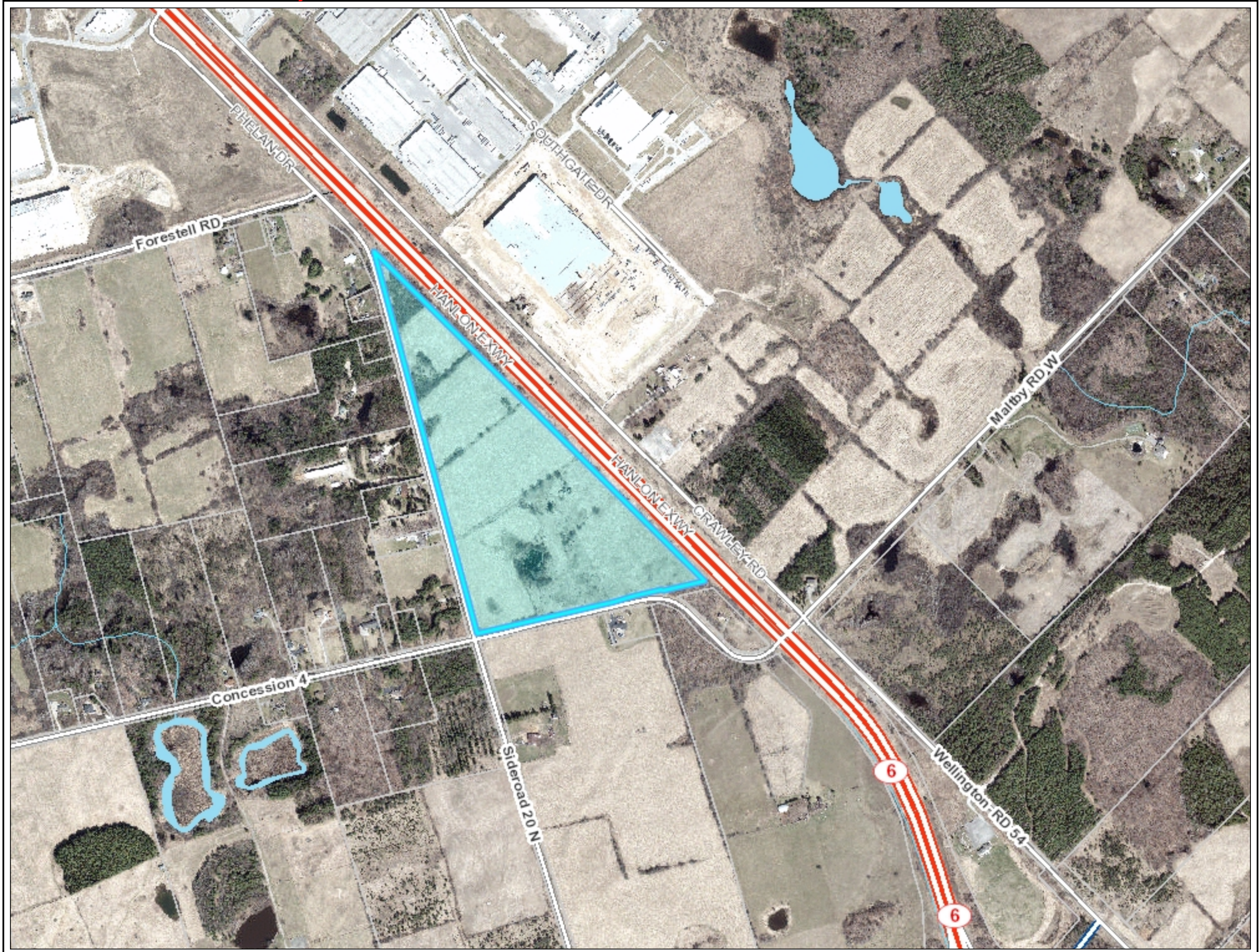
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**Jeremy Tran, RPP, MCIP**

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



Attachment 1 - Aerial of Subject Lands





**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

**BY-LAW NO. \_\_\_\_\_**

A By-law to amend By-law #23/18 as amended, being the Zoning By-law of the Township of Puslinch.

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

**Now Therefore** the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington from: Agriculture (A) Zone and Industrial (IND) Zone to a Specialised Industrial (IND-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT permitted uses in the Specialised Industrial (IND-xx) Zone shown in the attached Schedule 'A' of this By-law shall consist of only the following uses:
  - a) Business or professional office;
  - b) Caterer's establishment;
  - c) Commercial fitness centre;
  - d) Daycare;
  - e) Factory outlet, as an accessory use
  - f) Industrial use, dry
  - g) Restaurant, as an accessory use
  - h) Warehouse
3. THAT notwithstanding the uses permitted in the Specialised Industrial (IND-xx\_ Zone, Class III Industrial Facilities, as defined in the D-6 Compatibility between Industrial Facilities Guidelines, shall not be permitted.
4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
5. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

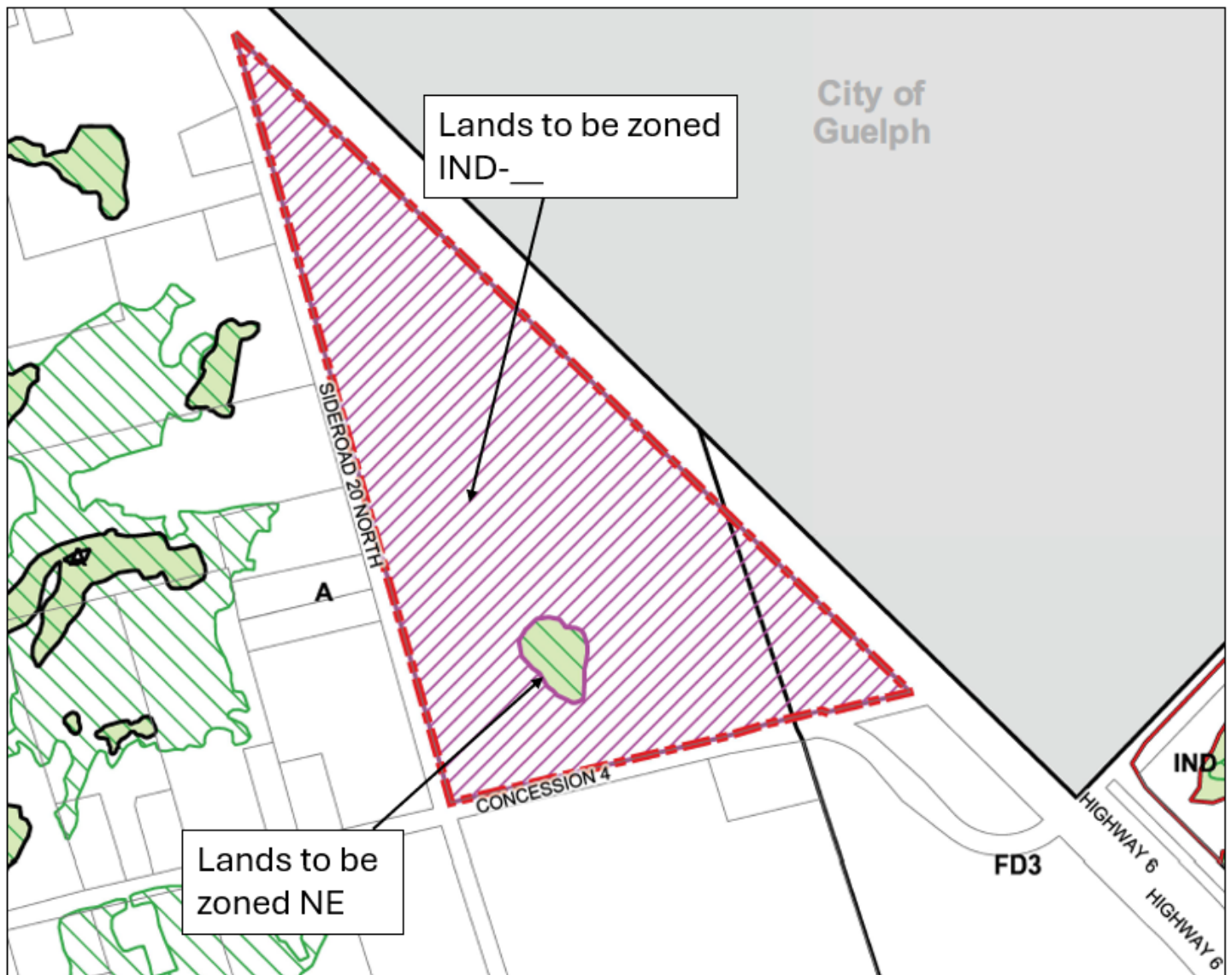
By-law read a First, Second, and Third Time this of \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE CORPORATON OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2025-  
xx**

**SCHEDULE "A"**



**THE CORPORATION OF THE COUNTY OF WELLINGTON**

**BY-LAW NO. \_\_\_\_\_**

A By-law to adopt Amendment No. \_\_\_\_ to the  
Official Plan for the County of Wellington.

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

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

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_**

\_\_\_\_\_  
WARDEN

\_\_\_\_\_  
CLERK

**AMENDMENT NUMBER \_\_\_\_**  
**TO THE**  
**COUNTY OF WELLINGTON OFFICIAL PLAN**

**INDEX**

**PART A - THE PREAMBLE**

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

**PART B - THE AMENDMENT**

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

**PART C - THE APPENDICES**

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

## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this amendment is to redesignate the portion of the lands municipally known as 4361 Sideroad 20 North from *Secondary Agriculture* to *Rural Employment Areas* and include a site specific policy to include daycare as a permitted use.

This amendment will facilitate the development of the subject lands as a prestige employment campus that is planned to accommodate multiple uses including: industrial, manufacturing, warehousing and office uses as well as complementary uses to support the primary employment function of development.

### **LOCATION**

The lands subject to the proposed amendment are located within the Township of Puslinch. They located in the northern part of the Township, are triangular in shape and are bounded by the Hanlon Parkway (Highway 6) to the north and east, Sideroad 20 North to the west and Concession Road 4 to the south. They are municipally known as 4631 Sideroad 20 North and have an area of 24.7 hectares.

### **BACKGROUND**

Official Plan Amendment and Zoning By-law Amendment applications were submitted in February, 2025. The applications included detailed studies, reports and plans to support the proposed development. Pre-consultation with the County, Township and applicable agencies occurred in 2022, prior to submission of the applications.

### **BASIS**

The Official Plan Amendment is based on the following:

- The County Official Plan identifies that employment growth in the Township of Puslinch is anticipated to increase from 5,800 to 7,900 over the 30-year horizon (2021-2051). The County Official Plan requires that sufficient land is to be designated to accommodate a range and mix of employment opportunities to meet the needs of the growth forecast and will encourage / support decisions that ensure an adequate supply is available at all times.
- The County has identified the need for additional employment areas in the Township through the ongoing Municipal Comprehensive Review.
- The Subject Lands satisfy the locational criteria for Rural Employment Areas in the County Official Plan. They are adjacent to existing employment areas in the Township and the City of Guelph.



- The Subject Lands have excellent access to the existing transportation network, including convenient access to a Provincial Highway (Highway 6) and to existing County arterial roads.
- The Subject Lands are constrained for the long-term viability of agricultural uses due to their size (24 hectares) and presence of a Provincially Significant Wetland.
- The Subject Lands represent the logical expansion of the adjacent Rural Employment Area that applies to the southern portion of the Subject Lands and to adjacent lands.

#### **PUBLIC AND AGENCY INPUT**

*To be completed*

DRAFT

## **PART B – THE AMENDMENT**

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedules constitutes Amendment No. \_\_\_\_ to the County of Wellington Official Plan.

### **DETAILS OF THE AMENDMENT**

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

### **PART 9 – LOCAL PLANNING POLICY**

1. THAT Section 9.3 Puslinch Local Policies is amended by adding the following text to section 9.3:

#### **PA7-\_\_ - 4361 Sideroad 20 North**

"The lands identified as PA7-\_\_ on Schedule B7 of this plan relate to a prestige employment campus development on 4361 Sideroad 20 North. In addition to the uses permitted within the Rural Employment Area designation, a daycare is also permitted."

### **SCHEDULES**

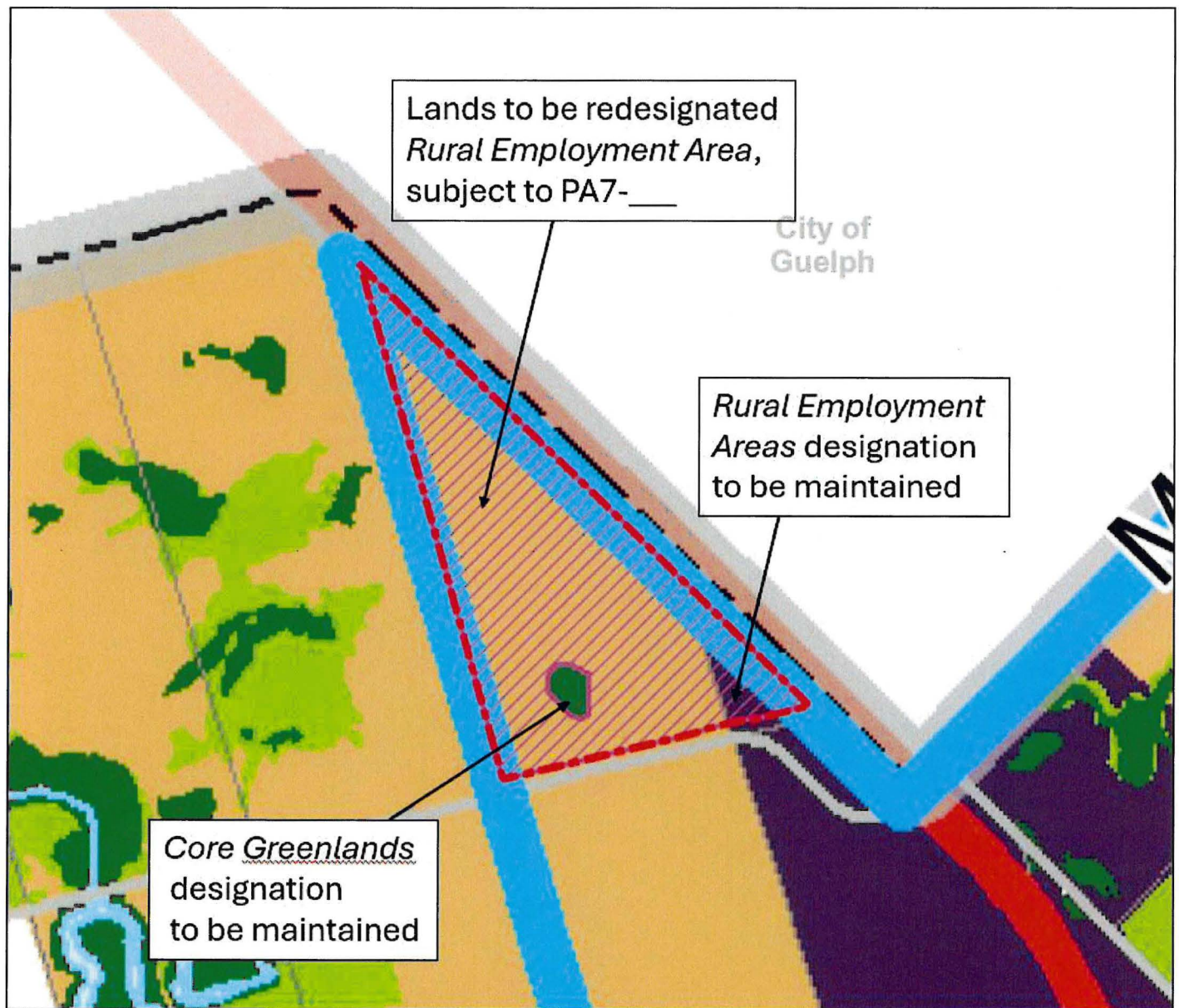
2. Schedule B7, Land Use Puslinch, is amended by redesignating the portion the lands subject to this amendment that are presently designated Secondary Agriculture to Rural Employment Area and identifying special policy PA7-\_\_, as shown on Schedule "A-1"

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1"

OF

OFFICIAL PLAN AMENDMENT NO. \_\_\_\_



## **PART C – THE APPENDICES**

*To be completed*

DRAFT

## REPORTS AND STUDIES SUBMITTED

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

- Comment Response Matrix prepared by MHBC Planning, Urban Design & Landscape Architecture, dated June 2025;
- Draft Zoning By-law Amendment prepared by MHBC Planning, Urban Design & Landscape Architecture;
- Land Use Compatibility Study prepared by GHD, dated May 30th, 2025;
- Memo addressing Minimum Distance Separation (MDS 1) I Type A prepared by MHBC Planning, Urban Design & Landscape Architecture, dated March 20, 2025;
- Environmental Impact Study prepared by GHD, dated June 2, 2025;
- Functional Servicing Report prepared by GHD, dated May 28th, 2025;
- Civil Engineering Drawing Package prepared by GHD, dated May 28th, 2025;
- Site Plan prepared by Sweeny&Co Architects, dated February 7, 2025;
- Stormwater Management Report prepared by GHD, dated May 28th, 2025;
- Traffic Impact Study prepared by GHD, dated May 18th, 2025;
- Urban Design Brief prepared by MHBC Planning, Urban Design & Landscape Architecture, dated June 2025;
- Stage 1 Archeological Assessment prepared Detritus Consulting Ltd., dated March 26, 2025;
- Zoning Compliance Matrix Table prepared by MHBC Planning, Urban Design & Landscape Architecture;
- Preliminary Geotechnical Investigation Report prepared by GHD, dated February 7, 2025;
- Parcel Register dated February 6, 2025;
- Planning Justification Report prepared by MHBC Planning, Urban Design & Landscape Architecture, dated February 2025;
- Water Resources Impact Assessment prepared by GHD, dated January 31, 2025;
- Source Water Protection Screening Form; and
- Water Supply Analysis prepared by GHD, dated January 29, 2025.









**AERIAL VIEW LOOKING NORTH**



**AERIAL VIEW LOOKING WEST**

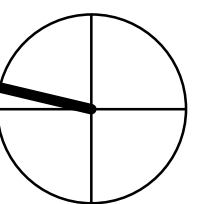
**DRAWING NOT TO BE SCALED**

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED yy-mm-dd

|                      |            |
|----------------------|------------|
| ISSUED FOR OPA / ZBA | 2025-02-07 |
|----------------------|------------|



# Sweeny&Co Architects

134 PETER STREET | SUITE 1601  
TORONTO, ONTARIO | M5V 2H2 | CANADA  
P: 416-971-6252 | F: 416-971-5420  
E: [info@sweenyandco.com](mailto:info@sweenyandco.com) | [www.sweenyandco.com](http://www.sweenyandco.com)

PROJ. NAME  
Puslinch Industrial  
4631 Sideroad 20 N  
Puslinch Township

OWNER  
Estill Innovation Hub

## DWG TITLE

### Site Plan Renderings

DATE: 2025-01-27  
SCALE :  
DRAWN : AT  
CHECKED : JG  
PROJ. No. : 2421 DWG No.

DWG No.

**AC105**



November 12, 2025

**Via email**

Justine Brotherston, Director of Corporate Services/Municipal Clerk  
Township of Puslinch  
7404 Wellington Rd 34  
Puslinch ON N0B 2J0  
[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)

Dear Ms. Brotherston,

**RE: File No. D14/DAN**

---

Thank you for circulating the Notice of Public Meeting for the Zoning By-law Amendment application for the lands located at 4631 Sideroad 20 North. The City has provided comments to Wellington County on the companion Official Plan Amendment Application (OP-2025-01), and many of the comments are reiterated herein for the Township's consideration. The subject lands, which are immediately adjacent to the City limits, are proposed to be the site of an employment campus with the subject request proposing to amend the zoning from Agriculture (A), Future Development 3 (FD3) and Natural Environment (NE) to Industrial (IND). The companion Official Plan Amendment being processed by the County seeks to redesignate the lands from Secondary Agricultural to Rural Employment Area.

The subject lands were considered through the County's detailed Employment Lands Study, a component of the Municipal Comprehensive Review (MCR) and proposed to be implemented through Official Plan Amendment 131 (OPA 131). The subject lands were not included in the preferred option for OPA 131.

The Grand River Source Protection Plan identifies the area of the subject lands as Wellhead Protection Areas for the City's source water. The City offers the following technical comments related to source water matters for your consideration as the application proceeds.

**Water Services**

1. The proposed development is currently within 1.5 to 2 km of the potential new water supply source for the City of Guelph. This "Guelph South" well is currently being evaluated through the Southwest Guelph Environmental Assessment. Considerations should be taken in design to protect the City's future water supply if this new source is approved through the EA being

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[guelph.ca](http://guelph.ca)

completed. This includes reviewing future implementation of Clean Water Act Source Protection Plan policies for both water quality and quantity. (<https://guelph.ca/city-hall/planning-and-development/environment-planning/environmental-assessments/southwest-guelph-water-supply-environmental-assessment/>)

2. In light of the previous comment, considerations should be taken into the development of the wetland area and septic systems to reflect the potential need for enhanced water quality measures. This may include review of the City's current Stormwater Infiltration policy standards. Specifically Appendix E: Infiltration Policy Recommendations. <https://guelph.ca/plans-and-strategies/stormwater-management/>
3. Based on the anticipated water taking, a Permit to Take Water will be required. It is suggested the consulting team review the draft WHPA-Quantity policies to determine potential impacts to the City's existing water supply and proposed future water supply source located off of Forestell Road. (Reference Section 3.1 of the Water Supply Analysis Report, GHD)
4. Based on the production well requirements, it is anticipated there may be impacts to local private well takers. Further impacts may be noted at the City's Guelph South test well. This should be considered in any future testing to determine final yields. (Reference Section 3.2 of the Water Supply Analysis Report, GHD).
5. Wellington Source Protection and the City of Guelph are aware of the impacts of multi aquifer penetrating wells (or cross connecting wells). Final well construction design should include casing of the overburden and bedrock aquifer units to ensure that no cross connection occurs. It is also suggested, based on the volume proposed and depth, that a monitoring well network be included to determine impacts from the proposed water taking. (Reference Section 3.3 of the Water Supply Analysis Report, GHD).
6. The City requests to have their current "Guelph South" test well included in any pumping test monitoring to determine potential impacts from this proposed water taking. This includes notice of the Environmental Activity and Sector Registry (EASR) for the temporary water taking. (Reference Section 4 of the Water Supply Analysis Report, GHD).
7. If Geothermal is being considered, the City of Guelph would appreciate notice and updates based on the proximity of this location to its new potential water supply source.
8. If a Risk Management Plan is developed for the proposed activities with Wellington Source Protection, the City requests

- being included in any spills response procedure for notice.
9. The Site is located in WHPA-D with a vulnerability score of 2 for the City of Guelph. A Tier 3 Water budget was completed for this area to determine impacts from Water Quantity and has a draft significant drinking water threat ranking. It is suggested that the applicants look at the Tier 3 water budget for the area and determine potential impacts of the proposed water taking. <https://www.sourcewater.ca/source-protection-areas/grand-river-source-protection-area/grand-river-water-budget-studies/guelph-and-guelphermosa-tier-3/> (Reference to Section 2.2 of the Stormwater Management Report, GHD).
  10. Please clarify the Sourcewater protection statement, as it is not clear how a regulated zone exists for the on-site wetland. Wetlands are not regulated by the Grand River Source Protection Plan, but the Grand River Conservation Authority should be consulted. Any Source Protection Plan applicable policies would be found in the Wellington County chapter of the Grand River Source Protection Plan. (Reference to Section 2.2 of the Stormwater Management Report, GHD).
  11. Note that a full year of groundwater monitoring may not have been completed. It is recommended this is completed to determine groundwater conditions. If any of this monitoring occurred in 2022 or in 2025, the City was conducting a pumping test and may have influenced the results. (Reference to Section 2.2 of the Stormwater Management Report, GHD).
  12. Attention should be paid to the quality of water entering the stormwater management facility. It is known that road salt impacts are not mitigated and efforts should be made to reduce potential for infiltration of "salty" water. (Reference to Section 5.3 of the Stormwater Management Report, GHD).
  13. The Preliminary Hydrogeological Assessment, prepared by GHD, was identified as part of the submission, however, this document was missing from the package provided and could not be reviewed. Please note that if any groundwater monitoring occurred in 2022 or in 2025, the City was conducting a pumping test and may have influenced the results.

## **Development Engineering**

The City of Guelph has completed extensive review of subwatersheds within and surrounding the City as part of the Clair-Maltby Secondary Plan works, specifically within the Master Environmental Servicing Plan (<https://guelph.ca/wp-content/uploads/Final-Clair-Maltby-Master-Environmental-Servicing-Plan.pdf>). Figure EX.2, below, constitutes the

lands within which land use change is proposed to occur within and surrounding the Clair-Maltby Secondary Plan area. The majority of the subject lands appear to be within the Irish Creek Subwatershed, specifically containing the proposed Stormwater Management (SWM) Facility and all but one infiltration facility. Whereas, the remaining north portion of the subject lands appear to lie within the Hanlon Creek Subwatershed.

A higher-level analysis of these subwatersheds can be found within the City of Guelph's Stormwater Master Plan (<https://guelph.ca/wp-content/uploads/Appendix-F-Stormwater-Design-Criteria-and-Targets-min.pdf>), and can also be found in the drawing below, labelled *Stormwater Control Criteria*.

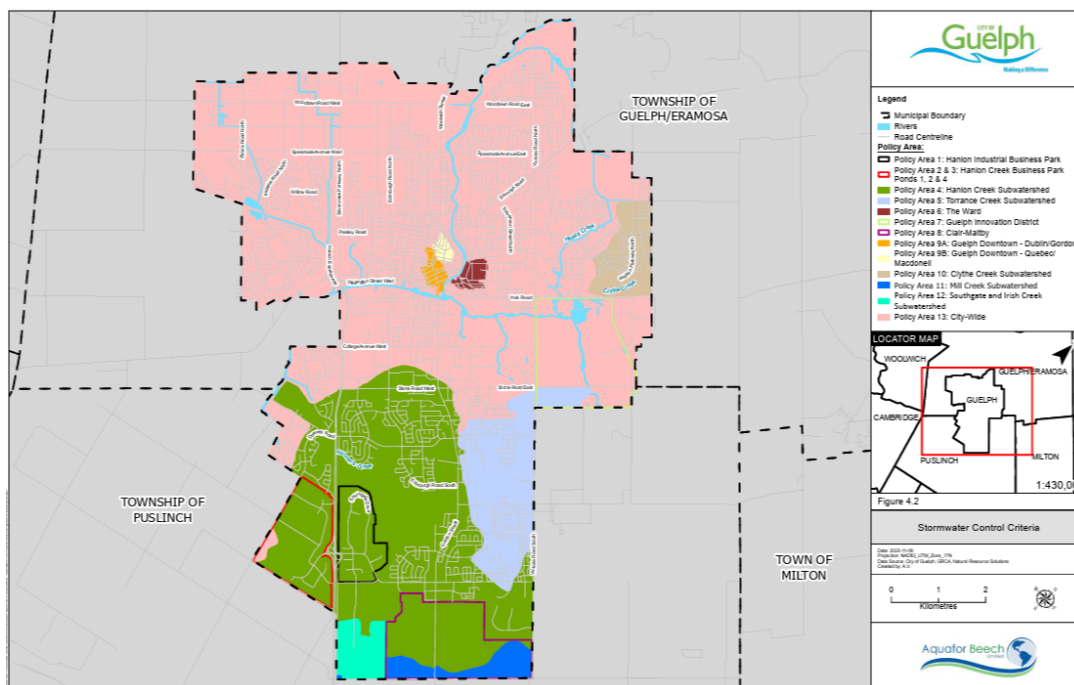
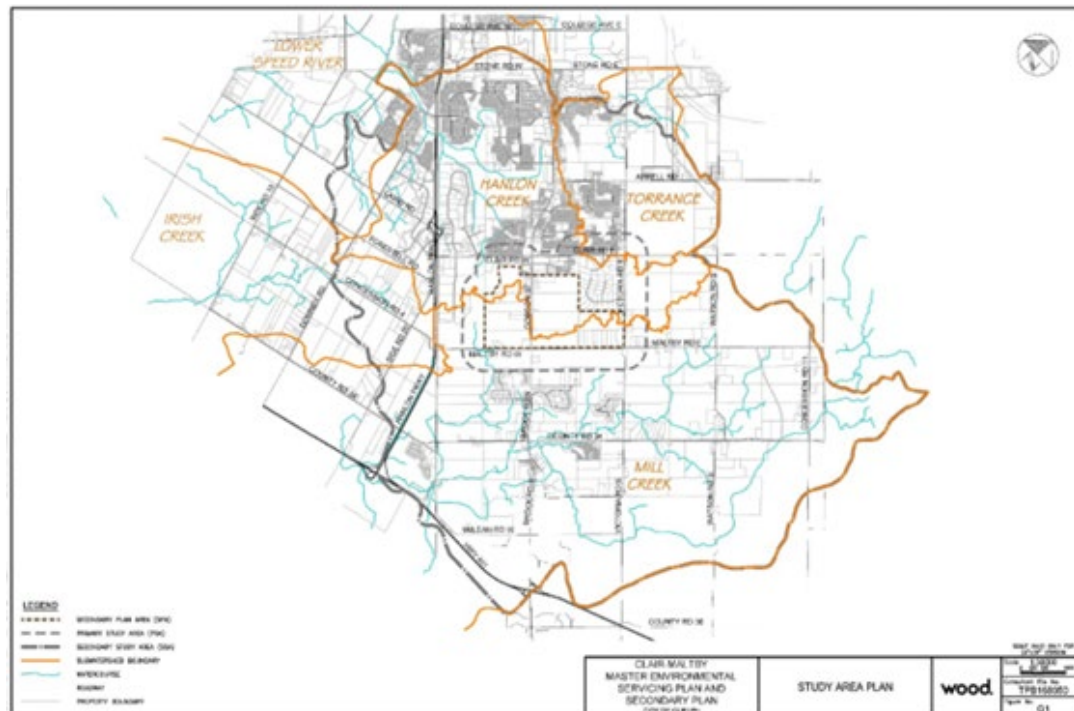
The City of Guelph's Development Engineering Manual (<https://guelph.ca/wp-content/uploads/Development-Engineering-Manual.pdf>), Appendix G, outlines the requirements for the requirements that are to be met within the Subwatersheds, these requirements are listed below.

| City of Guelph – Proposed Stormwater Criteria |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                           |                                                                                                                                                       |                                                                                                                                            |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Location                                      | Infiltration / Water Balance                                                                                                                                                                                                                                                                                                                                                     | Quality                                                                                                                                                                   | Quantity                                                                                                                                              | Erosion                                                                                                                                    |
| Hanlon Creek                                  | <p>No urban drainage permitted to the headwaters of Tributary E or F, except lands that have positive drainage outlet, unless a pilot scale demonstrates effectiveness over five years</p> <p>Areas adjacent to Clair Road can drain into greenway system of Upper Hanlon area subject to the same design criteria</p> <p>Areas south of Clair Road but isolated from direct</p> | <p>Enhanced level of water quality treatment</p> <p>Implement thermal preventive and mitigation measures to maintain cold water fish habitat</p> <p>Achieve specified</p> | <p>See infiltration requirements</p> <p>Control peak flow post to pre for all design events (2100 year) after achieving infiltration requirements</p> | <p>Control 90<sup>th</sup> percentile event or Extended detention of the 4 hour, 25mm Chicago distribution rainfall event for 24 hours</p> |



|             |                                                                                                                                    |                                                    |                                                                  |                                                                                                                                                                    |
|-------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | outlet must rely on<br>infiltration/evaporation<br>Remaining areas per Policy<br>Area 12 (City-Wide)                               | water<br>chemistry<br>targets                      |                                                                  |                                                                                                                                                                    |
| Irish Creek | Minimum groundwater<br>recharge rate of 300<br>mm/year<br>Quantity and proportion of<br>runoff to Wetlands should<br>be maintained | Enhanced<br>level of water<br>quality<br>treatment | Retain and<br>infiltrate up<br>to the<br>Regional<br>Storm event | Control 90 <sup>th</sup><br>percentile<br>event or<br>Extended<br>detention of<br>the 4 hour,<br>25mm<br>Chicago<br>distribution<br>rainfall event<br>for 24 hours |

**Figure EX.2. Study Area Plan**



Following review of the submitted application for the Puslinch development project in relation to the above noted requirements, Development Engineering has the following comments to offer.

1. If the southern portion of the site is within the Irish Creek Subwatershed, please confirm the design meets quantity targets as listed above, which include the lands within Irish Creek Subwatershed retaining and infiltrating flows up to and including the regional storm.
2. Please provide further information demonstrating infiltration requirements are achievable and can be met for each subwatershed. This includes calculations supporting the design infiltration rates as per the CVC/TRCA Appendix C; further comments may be provided once the Hydrogeological Assessment is provided to the City for review.
3. It appears the proposed flows entering the wetlands are greater than the pre-development flows. Please review and confirm that the quantity of runoff to the wetland is maintained.

### **Transportation Planning**

The Traffic Impact Study, 4631 Sideroad North, prepared by GHD (TIS) does not address the traffic infiltration to the Kortright Hill neighborhood via Downey Road. The TIS states that "It is assumed that most motorists would use Highway 6 to arrive and depart from the site due to its proximity to the site, with the remainder of trips travelling to the north along Downey Road."

Given the City's concerns about future increased traffic volumes on Downey Road, staff conducted the following evaluation to better understand the potential impacts:

1. Downey Road midblock overcapacity: Between Laird Road and Forestell Road, the southbound PM peak hour volume on Downey Road has already reached 540 vph based on May 2025 counts, exceeding the typical rural collector capacity of 500 vph. With the projected background growth to 2038 (2% annually) and site-generated trips, the total volume is expected to reach 830 vph, representing a 66% overcapacity.

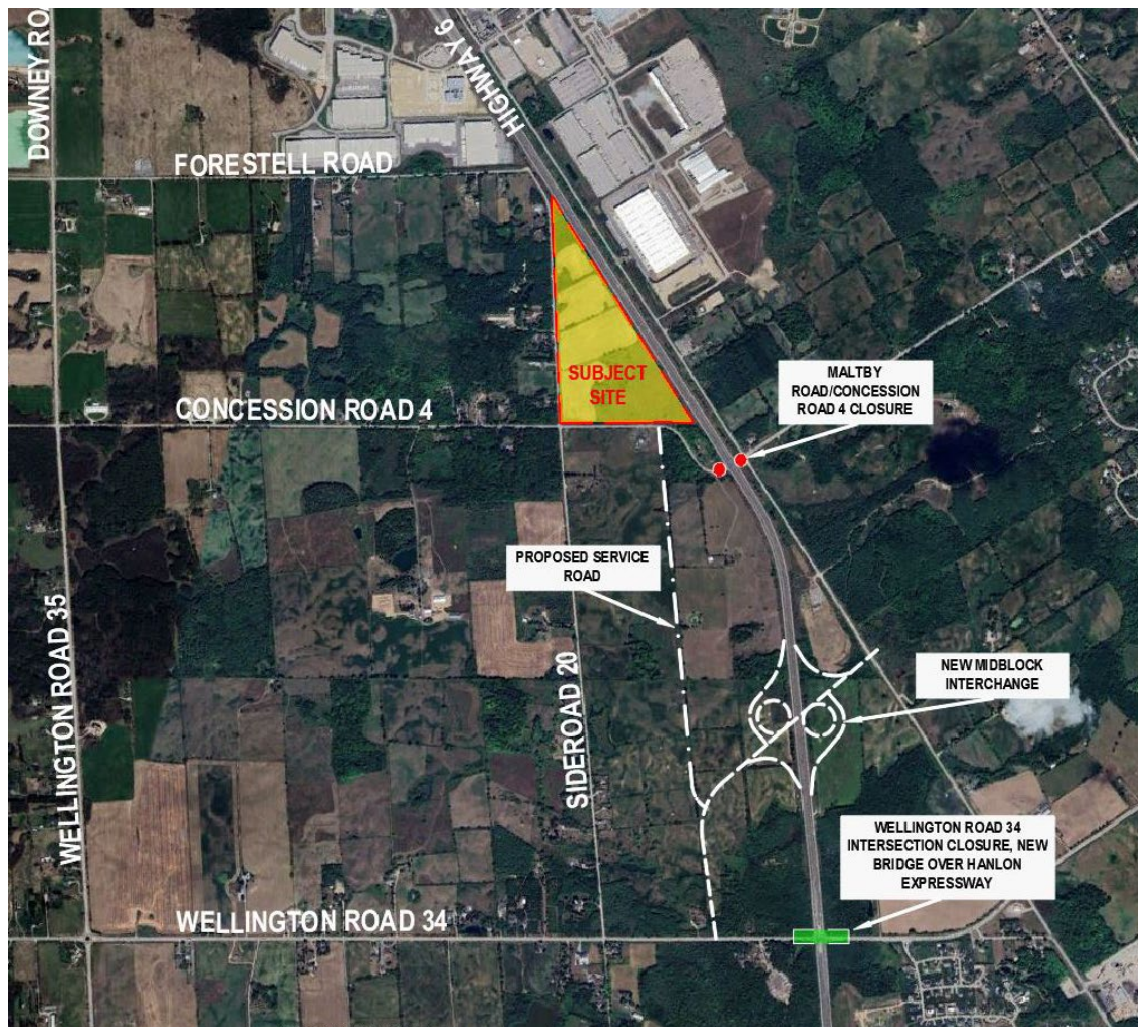
The TIS reports a baseline southbound PM peak hour volume of 400 vph. This low volume is likely due to the time when the data were collected in February 2024, a period typically associated with lower travel volumes.

2. Trips distribution to Downey Road north of Laird Road: Based on the turning movement distribution patterns at the Laird/Downey intersection from the May 2025 counts, of the total estimated 830 trips departing the Laird/Downey intersection in the south leg (i.e., the southbound south of the Laird/Downey intersection as shown above), about 600 vph coming from Downey Road through the Kortright Hill neighborhood. This reflects a 50% increase over the current volume of roughly 400 vph. The future partial interchange at Kortright Road may partially mitigate this by deterring some trips to/from the north through the Kortright Hill neighborhood. However in the interim, the Kortright Hill neighborhood would experience a substantial rise in through traffic volumes.
3. Potential solutions: A proposed Service Road in the TIS would connect the subject site directly to the midblock interchange (as shown in the figure below from the TIS), offering an opportunity to alleviate pressure on Downey Road. Given the concerns outlined above, the City strongly encourages the implementation of this solution.

County staff are encouraged to contact City Transportation Planning staff to discuss transportation concerns.



Figure from TIS depicting Proposed Service Road:



**Summary**

Thank you for your consideration of the above comments. City staff are available to discuss any of the comments herein.

The City requests notification of any decisions or updates related to the subject application.

Sincerely,



**Jane Gurney**, Supervisor, Environmental Planning  
Planning

**Planning and Building Services**

Location: City Hall, 1 Carden Street, Guelph ON

T **519-822-1260 x 4122**

E **jane.gurney@guelph.ca**

C. [planning@puslinch.ca](mailto:planning@puslinch.ca)

County of Wellington Land Division, [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca)

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Greg Bowles <[REDACTED]>  
**Sent:** Wednesday, August 27, 2025 8:08 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
- **Land Use Compatibility:** The proposed industrial use is **not compatible with existing rural and agricultural uses** in the surrounding area. Increased noise, vibration, light pollution, and truck traffic will negatively affect nearby residents, farms, businesses, and the natural environment. The Traffic Impact Study alone outlines **peak hour trip generation** of 655 passenger vehicle/truck trips in the morning and 849 passenger vehicle/truck trips in the afternoon. These are roads that have weight restrictions and currently would be unlikely to see more than 10 cars per hour at peak times.
- **Hydrogeological Concerns:** Drawing nearly **90,000 L/day of groundwater** could negatively affect nearby private wells, aquifers, and natural systems. This is a **major water demand**, far above what would qualify as dry industrial. It raises legitimate concerns about groundwater drawdown and wastewater filtration capacity. This development is suitable for a location with municipal water and wastewater services.
- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.

- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

**Greg Bowles**

A black rectangular redaction box covering the signature of Greg Bowles.



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe  
**Subject:** RE: Subject: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Irene LaPointe [REDACTED]  
**Sent:** Wednesday, August 27, 2025 7:58 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Subject: Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
- **Land Use Compatibility:** The proposed industrial use is **not compatible with existing rural and agricultural uses** in the surrounding area. Increased noise, vibration, light pollution, and truck traffic will negatively affect nearby residents, farms, businesses, and the natural environment. The Traffic Impact Study alone outlines **peak hour trip generation** of 655 passenger vehicle/truck trips in the morning and 849 passenger vehicle/truck trips in the afternoon. These are roads that have weight restrictions and currently would be unlikely to see more than 10 cars per hour at peak times.
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- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.
- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

*Irene LaPointe*

A solid black rectangular box used to redact the signature of Irene LaPointe.

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jeremy Tran; Jesse Auspitz  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Lori Hannon <[REDACTED]>

**Sent:** Friday, August 29, 2025 4:51 PM

**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>

**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); [choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)

**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Lori Hannon



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jeremy Tran; Jesse Auspitz  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Allyson Cole-Duffield <[REDACTED]>  
**Sent:** Saturday, August 30, 2025 7:56 AM  
**To:** James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>; [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

**Allyson Cole-Duffield**

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Justin Wilson <[REDACTED]>  
**Sent:** Tuesday, September 02, 2025 10:31 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Justin Wilson



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jeremy Tran; Jesse Auspitz  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Todd Duffield <[REDACTED]>  
**Sent:** Tuesday, September 02, 2025 10:27 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my deepest concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I am requesting that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Todd

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Mark Oxford <[REDACTED]>  
**Sent:** Wednesday, September 03, 2025 11:03 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Salis and Mayor Seeley,

I am writing as a resident of Puslinch to express my concerns regarding the Official Plan and Zoning By-law Amendment application OP-2025-01. This proposal has significant implications for our community, and I wish to have my concerns noted on the record.

My concerns include:

### 1. Need and Planning Integrity

The County is already reviewing amendments for new industrial lands (Sites D, G, and H) as recommended in the *Puslinch By Design* study. Approving this application would set a precedent for piecemeal industrial expansion into areas deemed less suitable, undermining both the study and the County's Official Plan review.

### 2. Land Use Compatibility

The proposed industrial use is not compatible with existing rural and agricultural uses. Increased noise, vibration, light pollution, and truck traffic will negatively impact residents, farms, businesses, and the natural environment. The Traffic Impact Study projects peak trip generation of 655 in the morning and 849 in the afternoon—on roads with weight restrictions and current volumes of fewer than 10 cars per hour.

### 3. Hydrogeological Risks

The projected draw of nearly 90,000 L/day of groundwater poses serious risks to nearby wells, aquifers, and ecosystems. This scale of water demand far exceeds what would qualify as dry industrial and raises legitimate concerns about drawdown and wastewater treatment capacity. Such development should only occur where municipal water and wastewater services are available.

#### **4. Environmental Impact**

The site includes a provincially significant wetland and habitat for Species at Risk. Industrial activity will disrupt these sensitive ecosystems and threaten biodiversity.

#### **5. Financial Burden on the Township**

Infrastructure upgrades to roads, intersections, and power systems could impose significant costs on the Township and its taxpayers.

I respectfully request to be notified of all future reports, meetings, and decisions related to this application. Please note my intention to reserve the right to appeal should OP-2025-01 be approved.

Thank you for your consideration.

Sincerely,

--

*Mark A. Oxford*



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Angelo Venerus <[REDACTED]>

**Sent:** Thursday, September 04, 2025 12:12 PM

**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>

**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>

**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

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I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Angelo & Marcella Venerus

A black rectangular redaction box covering the signature of Angelo & Marcella Venerus.

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jeremy Tran; Jesse Auspitz  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** James & Carolyn Anthony <[REDACTED]>  
**Sent:** Thursday, September 04, 2025 1:28 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

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I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

James & Carolyn Anthony

A large black rectangular redaction box covers the signature and any accompanying text or address that might have been present.

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Donna Christie [REDACTED]  
**Sent:** Friday, September 05, 2025 10:45 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

We are writing to express concern regarding the Wellington County Official Plan Amendment application OP-2025-01 and the Zoning By-law Amendment for 4631 Side Road 20 North. As longtime Puslinch residents and stewards of the land, we are passionate about protecting the rural character of the township (that Puslinch boasts about on its website) by directing industry to any of the already compromised lands identified as suitable. ( Official Plan 2.2.9 "maintain the small town and rural character of the County" ).

This location on a very quiet side road has already been considered in the thorough "Puslinch by Design" Study and was deemed less suitable for industry. It is lined with numerous farmlands, nature and many residential properties, with the limited road traffic being absolutely sparse. An excess of suitable lands has been identified, giving direction as to where industry should be placed going forward. Puslinch residents were invited to participate in this study, with all input welcomed. ( Official Plan 2.1.4 Healthy Communities - "provide residents with a sense of control over decisions which affect them"). It is crystal clear as to what everyone wants and what is best for this beautiful rural township. An excellent plan has been developed to locate industry where it will be most compatible with what already exists there.

We can list many concerns about this proposed large scale industrial development that make it ill suited for Side Road 20 and its little rural community ..... concerns around healthy communities, rural character and lifestyle, compatibility, roads, traffic, water, sensitive lands, etc. What is needed now is for decision makers to set a precedent - support industry in the right locations and say no to any unnecessary destruction of the rural fabric. Protect the health and well being of the land and the people - protect Puslinch.

We respectfully request that our concerns regarding these applications be documented and we ask to be notified of all future reports, meetings, decisions, etc. related to OP-2025-01.



We thank you for the opportunity to be involved and for giving careful consideration to the future of our township and how it will look going forward. We believe that, together, we can get this right.

Donna and Jim Christie

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jeremy Tran; Jesse Auspitz  
**Subject:** RE: Official Plan and Zoning By-law Amendment # OP-2025-01

---

**From:** JamesH Mitchell [REDACTED]  
**Sent:** Tuesday, September 09, 2025 9:01 PM  
**To:** Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>; [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca)  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment # OP-2025-01

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Dear Mr. Aldo Salis,

My name is James Mitchell. My wife Marcia and our 2 boys are in our 22nd year living at [REDACTED] in Puslinch. We have a number of things we'd like to address relating to OP-2025-01 which is located directly across from our residence.

1. Despite living here for over 21 years, the "Notice of Complete Application" while sent to our address was addressed to [REDACTED]. There is no [REDACTED] and we have no idea how that name would be associated with our address. Fortunately we were notified of the mailing by our neighbours. At any rate, please explain how the mix up of residents occurred
2. Per a copy of the letter I was able to get, we wish to be notified of the outcome of the proposal so please consider this our written request to you.
3. Also please consider the following points as written submission to the Corporation of the County of Wellington before the proposed official plan is adopted thereby entitling us to a subsequent appeal of the decision per the direction in your letter.

Having read the numerous documents on the website, I'd like to express some of my concerns

1. Traffic - per the study, there is a significant increase in Sideroad 20 N traffic associated with the proposed development. In addition to obvious concerns I have about this, I would like to know what the City of Guelph's response to the increased traffic on Downey road is associated with this expansion. While numbers are provided for intersections immediate to the site, the residential neighbourhood of Downey Road is not considered. It is no secret that the intersections of the Hanlon/Downey Road, Downey Road/Niska and Downey Road/Ptarmagin are already experiencing significant bottlenecks (just drive there at 8am or 5pm on any weekday). My concern is this development will be putting a significantly increased number of cars onto this already strained road network.

2. Follow up from the Puslinch By Design study that suggested this site is less suitable than alternative sites for industrial lands - what in particular has changed since the study was tabled to Puslinch residents.
3. Hydrogeological concerns - what is the effect on neighbouring wells of drawing 90,000 litres a day and in addition, what assurances are there that wastewater services are adequate
4. Financial costs of infrastructure upgrades including roads, intersection, electricity etc.. What assurances are there that Puslinch taxpayers would not be facing a significant financial burden.
5. Compatibility of industrial land use with existing rural, agricultural land uses and the impact on both residents of the area and the natural environment .

Please also notify me of any future meetings, reports etc. associated with OP-2025-01

Respectfully submitted,

James Mitchell



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-Law Amendment (OP-2025-01)

---

**From:** Carleigh C [REDACTED]  
**Sent:** Wednesday, September 10, 2025 4:03 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-Law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a former area resident, a practicing veterinarian, and a current member of the Board of Directors for the nearby Donkey Sanctuary of Canada, I have a direct interest in this application and its potential impacts on the neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
- **Land Use Compatibility:** The proposed industrial use is **not compatible with existing rural and agricultural uses** in the surrounding area. Increased noise, vibration, light pollution, and truck traffic will negatively affect nearby residents, farms, businesses, and the natural environment. This presents a serious threat to the health and welfare of countless species.
- The Traffic Impact Study alone outlines **peak hour trip generation** of 655 passenger vehicle/truck trips in the morning and 849 passenger vehicle/truck trips in the afternoon. These are roads that have weight restrictions and currently would be unlikely to see more than 10 cars per hour at peak times.
- **Hydrogeological Concerns:** Drawing nearly **90,000 L/day of groundwater** could negatively affect nearby private wells, aquifers, and natural systems. This is a **major water demand**, far above what would qualify as dry industrial. It raises legitimate concerns about groundwater drawdown and wastewater filtration capacity. This is particularly true for nearby farm and their resident animals, who would face water supply and contamination concerns. Such a development is suitable for a location with municipal water and wastewater services.

- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.
- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

**Dr. Carleigh Cathcart, DVM**



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 10, 2025 10:45 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.

- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Peter & Janet Hofstra

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Laurie Ball [REDACTED]  
**Sent:** Friday, September 12, 2025 4:44 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

The residents of Puslinch participated in and financially supported through their taxes the **Puslinch By Design Study**.

The study provided a comprehensive plan for important and needed commercial/industrial land development within the Township, while maintaining equally important existing rural/residential communities. Sound decisions were made and industrial land designated.

Unfortunately, once again we find ourselves having to organize and fight to maintain our rural/residential homes from someone who wants to circumvent the plan for their own personal gain.

The concern of environmental damage to wetlands and species is one of the reasons the study excluded this site, especially considering the high consumption of 90,000L/day of groundwater this manufacturing facility will draw.

When homeowner's wells dry up (and they will) they will be the ones left struggling financially not only to drill new wells but with the impossible task of trying to prove and receive compensation from a manufacturing company with the financial resources and influence to claim it is not their fault.

Also, what gives Mr. Estill the right to expect Concession 4 can and should be turned into his own commercial trucking/vehicle route?

Many of us live on Concession 4 and Sideroad 20 and this will destroy our homes. The pollution, noise and damage to the rural lands and our properties will be unbearable.

Does he also assume that the City of Guelph will be fine with him adding 600-800 more cars a day onto Downey Road (a residential/ school area) as they make their way to work at his manufacturing facility?

We moved to the country to enjoy the peace, quiet and ability to have our windows open and we expect our elected representatives to protect our community, or will the Township/ Mr. Estill be covering the loss of value in our properties and/or pay us for the loss of enjoyment we will experience in our country homes?

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Sincerely,  
Laurie Ball



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Robert Jarvis [REDACTED]  
**Sent:** Friday, September 12, 2025 9:56 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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To whom it may concern

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
- **Land Use Compatibility:** The proposed industrial use is **not compatible with existing rural and agricultural uses** in the surrounding area. Increased noise, vibration, light pollution, and truck traffic will negatively affect nearby residents, farms, businesses, and the natural environment. The Traffic Impact Study alone outlines **peak hour trip generation** of 655 passenger vehicle/truck trips in the morning and 849 passenger vehicle/truck trips in the afternoon. These are roads that have weight restrictions and currently would be unlikely to see more than 10 cars per hour at peak times.
- **Hydrogeological Concerns:** Drawing nearly **90,000 L/day of groundwater** could negatively affect nearby private wells, aquifers, and natural systems. This is a **major water demand**, far above what would qualify as dry industrial. It raises legitimate concerns about groundwater drawdown and wastewater filtration capacity. This development is suitable for a location with municipal water and wastewater services.
- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.



- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Robert Jarvis

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Kristina Thompson [REDACTED]  
**Sent:** Saturday, September 13, 2025 7:28 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.
- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

--

**Kristina Thompson**

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Subject: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Matt Dellandrea [REDACTED]  
**Sent:** Sunday, September 14, 2025 2:01 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Subject: Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.
- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

**Matt & Cheryl Dellandrea**



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** M&S Lawson [REDACTED]  
**Sent:** Monday, September 15, 2025 3:43 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** [REDACTED]; [bailey@puslinch.ca](mailto:bailey@puslinch.ca); Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
- **Land Use Compatibility:** The proposed industrial use is **not compatible with existing rural and agricultural uses** in the surrounding area. Increased noise, vibration, light pollution, and truck traffic will negatively affect nearby residents, farms, businesses, and the natural environment. The Traffic Impact Study alone outlines **peak hour trip generation** of 655 passenger vehicle/truck trips in the morning and 849 passenger vehicle/truck trips in the afternoon. These are roads that have weight restrictions and currently would be unlikely to see more than 10 cars per hour at peak times.
- **Hydrogeological Concerns:** Drawing nearly **90,000 L/day of groundwater** could negatively affect nearby private wells, aquifers, and natural systems. This is a **major water demand**, far above what would qualify as dry industrial. It raises legitimate concerns about groundwater drawdown and wastewater filtration capacity. This development is suitable for a location with municipal water and wastewater services.
- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.
- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Monica Lawson



Virus-free. [www.avg.com](http://www.avg.com)

## Justine Brotherston

---

**To:** Planning  
**Cc:** Jesse Auspitz; Jeremy Tran; Monika Farncombe  
**Subject:** RE: Official Plan and the Zoning By-law Amendment application OP-2025-01

---

**From:** TODD COLLEY [REDACTED]  
**Sent:** Monday, September 15, 2025 10:36 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and the Zoning By-law Amendment application OP-2025-01

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.  
At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
- **Land Use Compatibility:** The proposed industrial use is **not compatible with existing rural and agricultural uses** in the surrounding area. Increased noise, vibration, light pollution, and truck traffic will negatively affect nearby residents, pedestrian safety, farms, businesses, and the natural environment. The Traffic Impact Study alone outlines **peak hour trip generation** of 655 passenger vehicle/truck trips in the morning and 849 passenger vehicle/truck trips in the afternoon. These are roads that have weight restrictions and currently would be unlikely to see more than 10 cars per hour at peak times. The local residents also use the minimal road shoulder to walk, run and cycle. Large trucks and significantly increased vehicle traffic will cause significant risk to the safety of pedestrians.
- **Pedestrian Safety:** The local residents also use the minimal road shoulder to walk, run and cycle. Large trucks and significantly increased vehicle traffic will cause significant risk to the safety of pedestrians.
- **Hydrogeological Concerns:** Drawing nearly **90,000 L/day of groundwater** could negatively affect nearby private wells, aquifers, and natural systems. This is a **major water demand**, far above what would qualify as dry industrial. It raises legitimate

concerns about groundwater drawdown and wastewater filtration capacity. This development is suitable for a location with municipal water and wastewater services.

- **Environmental Concerns:** The site contains a **provincially significant wetland** and is home to several **Species at Risk**. Industrial activity will disrupt these sensitive ecosystems, threatening biodiversity and ecological function.
- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Todd Colley



[Sent from Yahoo Mail for iPhone](#)

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Concerns Regarding Application OP-2025-01

---

**From:** Tim Forestell [REDACTED]  
**Sent:** Monday, September 15, 2025 10:34 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Concerns Regarding Application OP-2025-01

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Dear Mr. Salis and Mayor Seeley,

I am writing as a resident of Puslinch to share my concerns regarding the Official Plan and Zoning By-law Amendment application OP-2025-01. This proposal has significant implications for our community, and I feel it is important to have these concerns noted on the public record.

### Planning Considerations

The Township and County have already identified and studied appropriate areas for industrial expansion through the Puslinch By Design process, including Sites D, G, and H. Moving forward with this application outside of that framework risks creating piecemeal development that undermines the integrity of the broader planning efforts and the County Official Plan.

### Compatibility with Surroundings

The proposed industrial use does not align with the character of the neighbouring rural and agricultural lands. Increased truck traffic, noise, lighting, and vibration would introduce impacts that are not in keeping with existing uses. The submitted Traffic Impact Study projects hundreds of vehicle and truck movements at peak hours—an increase far beyond the current road capacity, especially considering local weight restrictions. Local residents also rely on these roads for daily walking, and I worry that if this development proceeds, it will no longer be safe for my two-year-old daughter and me to continue our daily walks along them.

### Groundwater and Hydrogeology

The plan to withdraw nearly 90,000 litres of groundwater daily raises serious questions about potential effects on private wells, aquifers, and wastewater management. This level of demand is inconsistent with what would be expected of a dry industrial use and would be more appropriately located where municipal water and wastewater services are available.

### Environmental Sensitivity

The site includes a provincially significant wetland and habitat for Species at Risk. Industrial development here would disrupt sensitive ecological systems and threaten biodiversity.

**Cost to the Township**

Any upgrades required for local infrastructure—such as roads, intersections, or hydro—could impose financial obligations on the Township and its taxpayers.

For these reasons, I respectfully request that my concerns be considered in the review of OP-2025-01. I also ask to be kept informed of future reports, meetings, and decisions related to this application.

Should this application be approved, I reserve the right to appeal.

Thank you for your attention and consideration.

Sincerely,

Tim Forestell & Jordan Collins



## Justine Brotherston

---

**To:** Planning  
**Subject:** RE: Puslinch Development | Wellington County

---

**From:** Daniel Forestell [REDACTED]  
**Sent:** Tuesday, September 16, 2025 9:21 AM  
**To:** Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>  
**Subject:** Puslinch Development | Wellington County

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Subject: Official Plan and Zoning By-law Amendment ([OP-2025-01](#))

Dear Justine

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers.**

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Daniel Forestell



## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Subject: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Scott Robinson [REDACTED]  
**Sent:** Tuesday, September 16, 2025 4:09 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Subject: Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

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- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Scott Robinson

## Justine Brotherston

---

**To:** Planning  
**Cc:** Jeremy Tran; Jesse Auspitz; Monika Farncombe  
**Subject:** RE: Official Plan and Zoning By-Law Amendment (OP-2025-01)

---

**From:** Tom Forestell [REDACTED]  
**Sent:** Wednesday, September 17, 2025 8:29 AM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-Law Amendment (OP-2025-01)

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Dear Mr. Salis and Mayor Seeley

My wife and I live on Forestell Rd in Puslinch Township. I am a lifelong resident of Puslinch Township. We are opposed to the official plan and zoning By-Law amendment (OP-2025-01) for the following reasons. We feel that farmland is precious and should be preserved for future generations.

Puslinch Township did an extensive , collaborative and thoughtful process with Puslinch By Design. The areas that are designated for future employment make sense. We are concerned about industries popping up in farmland outside of those areas recommended by the township. It doesn't make sense.

Prior to Forestell Rd being annexed by the city it was part of Concession 4a in the township of Puslinch. Concession 4a is a "given road". This means that the road was given to the township by the farmers clearing the land so that lumber would be easily hauled to the sawmills in Hespeler. For this reason Concession 4a is much narrower than the other township concessions. To this day Forestell Rd still maintains its narrow rural character. Until recent years it was a gravel road before becoming a hard surfaced road with chip and tar. It is narrow enough that we have to pull over to the side to allow farm equipment to pass. This road is not suitable for the type and volume of traffic that is proposed .

The new industry that is proposed will be drawing ground water for its purposes. Recently the city of Guelph did a draw on a major well across the road from us. Their intent is to use this well as a future source of water for the City. We are concerned about what impact the city's well and now this new industrial well will have on our water supply.

Please consider carefully our concerns. There are existing industrial areas in the township and city that would be suited to this proposed development.

Respectfully submitted

Tom and Barb Forestell

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-Law Amendment (OP-2025-01)

---

**From:** Erin Mares [REDACTED]  
**Sent:** Saturday, September 20, 2025 3:19 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>; [REDACTED]  
**Subject:** Official Plan and Zoning By-Law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

I am writing to express my concern regarding the Official Plan and the Zoning By-law Amendment application **OP-2025-01**. As a resident of Puslinch, I have a direct interest in this application and its potential impacts on our neighbourhood.

At this time, my concerns include (but are not limited to):

- **Need and Planning Integrity:** The County is already processing amendments for new industrial lands (Sites D, G, and H) as recommended in the **Puslinch By Design study**. Approving this amendment would set a **precedent for piecemeal industrial expansion** into areas that have already been studied and deemed less suitable. This undermines the comprehensive planning process undertaken through Puslinch By Design and the County Official Plan review.
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- **Financial Burden on the Township:** Necessary upgrades to roads, intersections, and power may become a **significant financial burden for the Township and its taxpayers**.



It would be terrible for all our residents to have 800+ cars and regular transport truck traffic running up and down concession 4 (34 truck bays), sideroad 20 and Forestell, not to mention all the added traffic to already traffic heavy roads such as Downey Rd/35 and 34.

The road widening and turning lanes that need to be implemented for trucks is an travesty and a disrespect to the residents of this area of Puslinch and our quiet country life. We have made an investment into this community!

The rolling and narrow roads already make it difficult to turn out of our driveways safely.

This is not the right place for a massive development such as this and all the added infrastructure that needs to be built/added. Estill said at one of the first public meetings that "he would not shoe-horn his way where he is not wanted, he has plenty of other options"; well this is exactly what he is doing.

We need to say NO to this development and steer them to the areas that are more suitable (and recommended by the study). There are just too many homes here that would be severely disturbed and forever changed in the wrong way. Not to mention all the other disturbances we would have to suffer with over and above all the traffic and road issues.

Noise, light pollution, environmental destruction and disturbances, loss of viable workable farmland, wildlife habitats, major water concerns (we are all on wells and they want to use something like 90,000 litres of water per day)! Just to mention a few.

I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

Erin and Marcus Mares

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Justine Brotherston

**To:** Planning  
**Cc:** Jesse Auspitz; Jeremy Tran; Monika Farncombe  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

**From:** M B [REDACTED]

**Sent:** Sunday, September 21, 2025 1:13 PM

**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>

**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>; [REDACTED]

**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Dear Mr. Aldo Salis and Mayor James Seeley,

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I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Sincerely,

**Fred and Lisbeth Brunnmeier**

## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: RE.estell land development

---

**From:** Brian Crawley [REDACTED]  
**Sent:** Monday, September 22, 2025 12:58 PM  
**To:** Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** RE.estell land development

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Thank you for your attention to this matter.

Sincerely,

**[Brian Crawley**

## Justine Brotherston

---

**To:** Planning  
**Cc:** Jeremy Tran; Jesse Auspitz; Monika Farncombe  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Paul Bulicek [REDACTED]  
**Sent:** Monday, September 22, 2025 8:28 AM  
**To:** Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>; [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca)  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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Thank you for your attention to this matter.

Sincerely,

**Paul Bulicek**





## Justine Brotherston

---

**To:** Planning  
**Cc:** Monika Farncombe; Jesse Auspitz; Jeremy Tran  
**Subject:** RE: Official Plan and Zoning By-law Amendment (OP-2025-01)

---

**From:** Coby Vanderkooy [REDACTED]  
**Sent:** Tuesday, September 23, 2025 5:47 PM  
**To:** [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca); Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Aldo Salis <[aldos@wellington.ca](mailto:aldos@wellington.ca)>; James Seeley <[jseeley@puslinch.ca](mailto:jseeley@puslinch.ca)>  
**Cc:** Sara Bailey <[sbailey@puslinch.ca](mailto:sbailey@puslinch.ca)>; Jessica Goyda <[jgoyda@puslinch.ca](mailto:jgoyda@puslinch.ca)>; Russel Hurst <[rhurst@puslinch.ca](mailto:rhurst@puslinch.ca)>; John Sepulis <[jsepulis@puslinch.ca](mailto:jsepulis@puslinch.ca)>; [chrisw@wellington.ca](mailto:chrisw@wellington.ca); [greggd@wellington.ca](mailto:greggd@wellington.ca); [michaeld@wellington.ca](mailto:michaeld@wellington.ca); [shawnw@wellington.ca](mailto:shawnw@wellington.ca); Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** Official Plan and Zoning By-law Amendment (OP-2025-01)

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I respectfully request that my concerns be noted on the record for this application. I also ask to be notified of all future reports, meetings, and decisions related to **OP-2025-01**.

I reserve my right to appeal should this application be approved.

Thank you for your attention to this matter.

Kind Regards,

Coby Vanderkooy

[REDACTED]

[REDACTED]

November 6, 2025

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0  
[planning@puslinch.ca](mailto:planning@puslinch.ca)

Wellington County  
74 Woolwich Street  
Guelph, Ontario N1H 3T9  
[landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca)

**Attn: Justine Brotherson, Municipal Clerk, Township of Puslinch**

**Re: Notice of Complete Application (Township of Puslinch File No. D14/DAN)  
4631 Sideroad 20N, Township of Puslinch, County of Wellington, Ontario  
Letter of Opposition and Request for Notice of Decision**

We are the owners and residents of [REDACTED] in Puslinch, Ontario, where we live on a one-acre parcel in one of the Township's most desirable rural neighbourhoods. Our family also owns the adjacent 20-acre farm property, which has been home to our sheep and horses for over 30 years. We are writing to formally oppose the proposed industrial development at 4631 Sideroad 20N, located directly across the road from our residence.

This application raises serious concerns for our family and the broader community. Our opposition is based on the following points:

**1. Incompatibility with Existing Land Use**

- The proposed industrial use is fundamentally inconsistent with the established rural, residential, and agricultural character of Sideroad 20N.
- Introducing industrial activity into this setting would disrupt the peaceful nature of our neighbourhood and erode the integrity of the community.

**2. Industrial Lands Identified Elsewhere**

- The recent *Puslinch By Design* study identified other areas within the Township as suitable for industrial development.
- We urge Council to prioritize those designated lands and discourage industrial encroachment into established rural residential zones.

### 3. Traffic and Safety

- Sideroad 20N currently experiences low traffic volumes, making it safe for walking, running, cycling, and horseback riding — activities enjoyed daily by residents.
- Increased car and truck traffic would compromise safety and diminish the road's recreational value.

### 4. Noise Impacts

- Industrial operations, including truck traffic and equipment, will generate noise that threatens the wellbeing of our family and animals.
- We have previously experienced significant noise disturbances from Medline's refrigeration trucks, located ~300 m east of our property (within the City of Guelph). These low-frequency vibrations disrupted sleep and affected our mental health, prompting a formal complaint of industrial noise to the Ministry of the Environment and Climate Change in 2021.
- The proposed development is even closer than Medline and poses a greater risk of similar or worse impacts.

### 5. Light Pollution and Visual Impacts

- Industrial lighting and building glare could interfere with sleep quality and reduce enjoyment of our property. These impacts are especially concerning given the proximity of the proposed site to our home.

### 6. Groundwater Impacts

- The development will require substantial groundwater extraction, drawing from a shared resource relied upon by our community.
- A large subsurface sewage system poses a risk of effluent leaching into the shallow aquifer system.
- Stormwater runoff from paved surfaces may introduce contaminants such as road salt into the groundwater system.
- Industrial spills or environmental releases could further threaten water quality.

## 7. Air Quality Concerns

- Potential atmospheric emissions from industrial activity may degrade local air quality and affect community health.

## 8. Ecological Sensitivity

- The proposed development property includes part of the Provincially Significant Cranberry Oil Well Bog Wetland Complex, which supports diverse bird, reptile, and amphibian species.
- Industrial development near this sensitive habitat risks ecological disruption and biodiversity loss.

We respectfully urge Council to reject this application and uphold the values of responsible land use planning, environmental stewardship, and community wellbeing.

We also request to be formally notified of any updates, decisions, or further information related to this application.

Thank you for your attention and consideration.

Sincerely,

Mike & Angie Mason

A large black rectangular redaction box covering the signature area.

## Monika Farncombe

---

**From:** Laurie Ball [REDACTED]  
**Sent:** Wednesday, November 12, 2025 4:04 PM  
**To:** Admin; Planning  
**Subject:** Proposed Estill Development

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To Puslinch Township Council and Wellington County Council

Once again I am writing to oppose the Estill Development. Puslinch By Design was a comprehensive study, paid for by the taxpayers, to help with the correct growth of Puslinch Township by identifying the proper locations for residential and commercial/industrial areas.

For council to approve Mr. Estill's development just because he does not like the locations designated and instead purchased 'farm land' on speculation is an affront to the hard work done by the township and a precedent that should not be set.

If the council approves this development it will turn our country roads into major thoroughfares for hundreds of cars and commercial trucks. Those that live on Concession 4 and Sideroad 20 will have their country homes, peace, quiet and family life destroyed.

If the council approves this development they are telling us that what Mr. Estill wants is of more value and importance than the people who call this area home.

I would also like to note that I find it very upsetting that once again Wellington County council, a group that does not live here or know the area have a say in making decisions for us. Their knowledge is based on towns of Fergus/Elora and not a rural township.

Sincerely,  
Laurie Ball and Greg Bowles

[REDACTED]  
Puslinch, Ontario  
N0B 2J0



Brian Crawley

Puslinch , Ontario

Dear Sir or Madam:

I, Brian Crawley, Have lived and worked on my farm [REDACTED] full time from 1969 to the present and have concerns about information indicated by [REDACTED]  
[REDACTED]

The large number of trucks and cars , 655 vehicles in the morning and 849 vehicles in the afternoon, will impact our family quality of life. The constant starting and stopping, mixed with truck engine breaking and air quality concerns ,will impact our home and business on the NE corner of Concession 4 and Wellington Road 35 in a very negative way.

The fact that this residential area is being used as a heavy industrial pathway is totally against the norms of this township which has already set aside, after a huge environmental study, another stand alone industrial area with proper road access

Highlighting the environmental and hydrogeological concerns, there is also the issue of the cost to the taxpayers in Puslinch. None of the three mentioned roads ,Concession4 and Forestell Road and SR20 are adequate for heavy trucks and massive numbers of cars. The taxpayer will have to repave and remove hills at a cost of multi-million dollars, e.g. more than one million dollars per kilometre.

This project is not affordable and should be installed in a proper industrial area close to appropriate roads.

*I want to be notified of any communications, meetings etc. regarding this project*

Yours Truly

Brian F Crawley

[REDACTED]  
[REDACTED]