

Open House

Wednesday, November 26th
6:30 p.m. to 8:00 p.m.

Puslinch Community Centre
23 Brock Rd S, Puslinch, ON

Welcome!

As a ‘drop in’ style event, we encourage you to stay only as long as you would like. We ask that all guest please sign in, and encourage your participation in the hands on activities to help shape the future of this project.



TOWNSHIP OF
PUSLINCH
EST. 1850

Connect

-  www.puslinch.ca
-  @Township of Puslinch
-  @townshipofpuslinch

Participate

Keep an eye out for engagement activities throughout.



The Project



What’s Happening?

The Township of Puslinch is updating its existing Community Improvement Plan (CIP) and Urban Design Guidelines.

Pl.ural is reviewing the existing CIP and Urban Design Guidelines and will be updating these to better serve the community. We need your input!

We Would Like Your Input!

Includes Looking at Two Aspects:

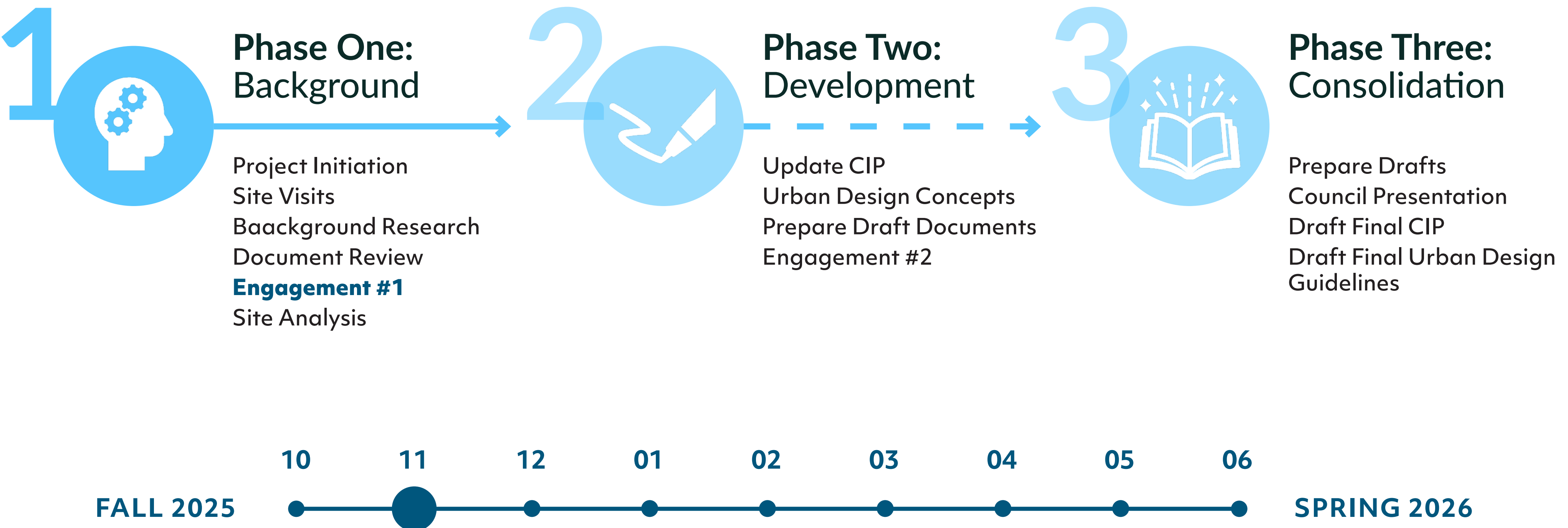
A. Community Improvement Plan (CIP)

- An evaluation and recommendations for existing and new financial incentive programs.
- Considering expanding to a Township-wide CIP versus the current ‘corridor’ CIP.

B. Urban Design Guidelines

- Improve the physical aesthetic appeal, wayfinding, and functionality of streetscape and public spaces to create a unique identity and sense of place for it’s area.
- Better directional signage for parking areas and opportunities for gateway and placemaking signage to promote Aberfoyle and Morriston businesses.

Project Phasing & Timeline



Understanding CIPs

CIP is short for Community Improvement Plan

It is essentially a plan or framework to:

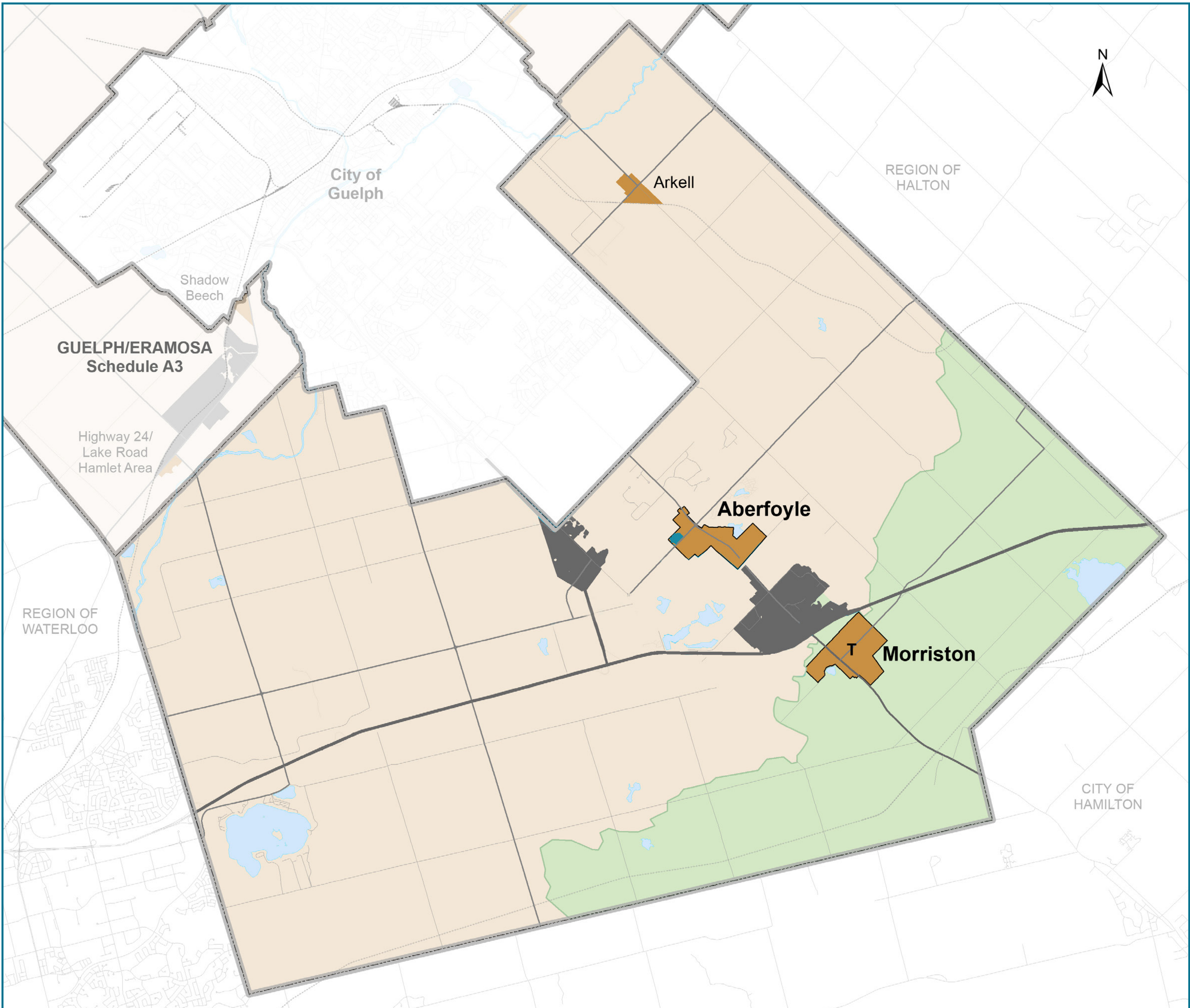


1. legally permit a municipality to provide financial support (grants/loans) for a variety of defined community improvement initiatives.



2. encourage the “maintenance and rehabilitation of existing buildings and structures, improvement of commercial signage, and redevelopment of vacant and underutilized properties and buildings”

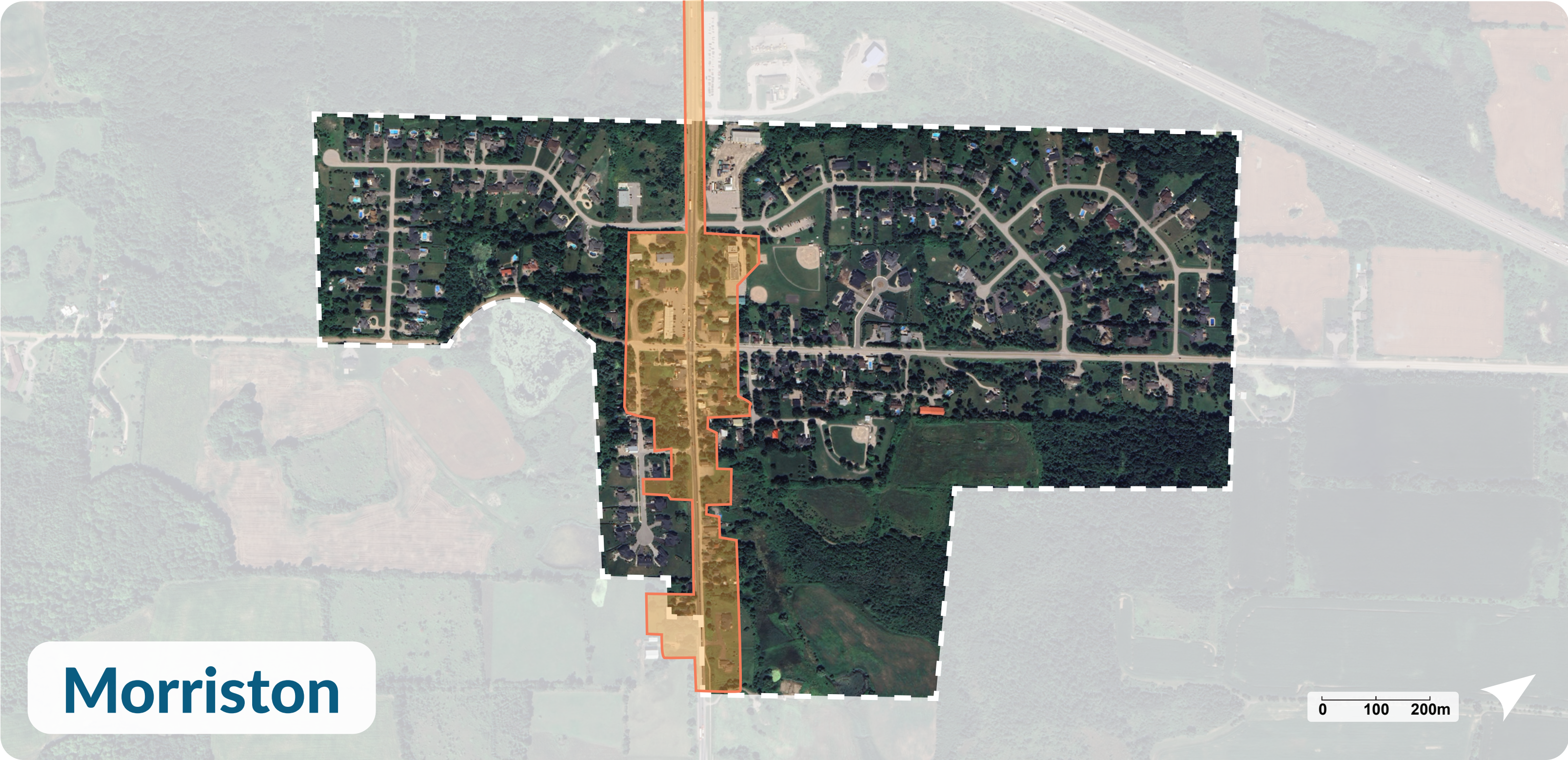
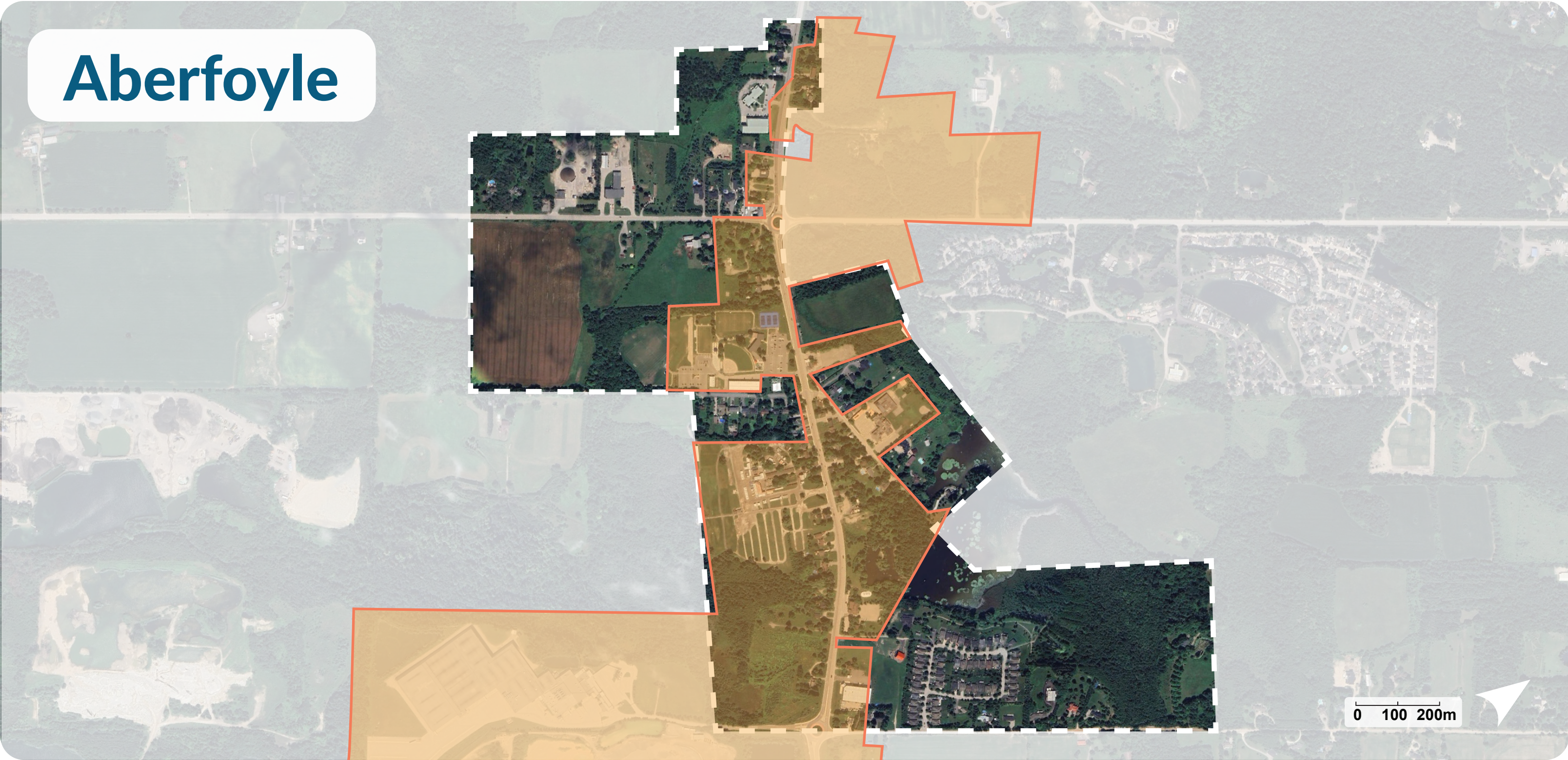
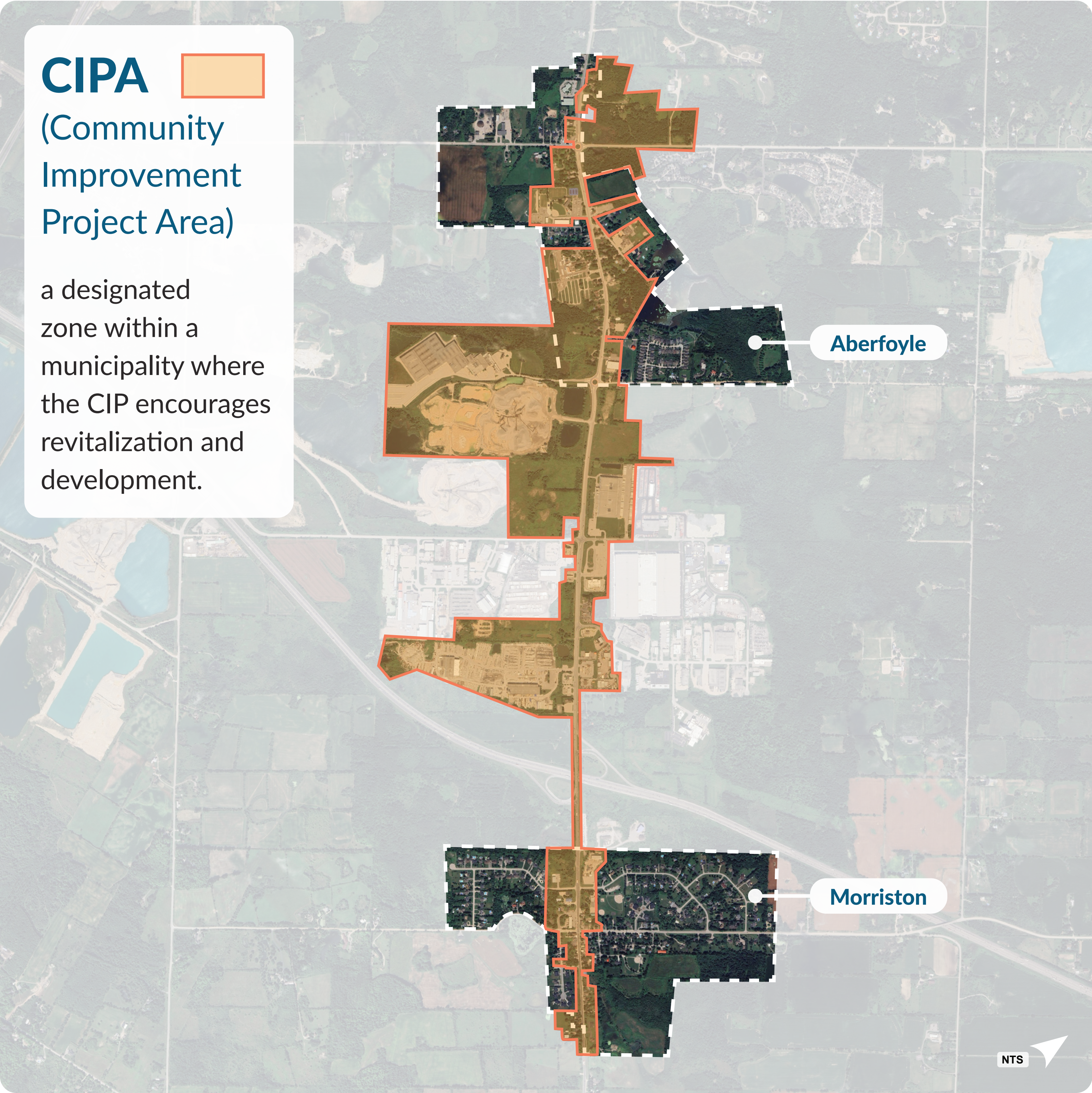
- It is an “Economic Development” tool that typically results in heightened economic growth for a municipality.
- And is legislated under the “Planning Act”



Wellington County Official Plan

Township of Puslinch

Current CIPA – ‘Our Corridor’



Incentive Programs

(how they can help!)



While these are a variety of typical support programs offered in CIPs, tell us what matters most to you! **Pick 3**



Using star stickers, please identify which programs and incentives would serve your community best.

		Applicable to Outside the Corridor
Design and Study Grant - can aid in the cost of the completion of studies, plans, designs, or other initial background planning in support of your improvement project(s).		
► Planning and Building Fee Grant - to assist in the cost of planning advice (documents/drawings) and building approvals that may be required in relation to a proposed community improvement project, such as a use conversion.		
Planning Application, Building Permit and Development Charges Rebate - can offset the cost of planning and building fees, and/or development charges required by the Township.		
► Façade, Signage, and Landscape Improvement Grant - to assist with the financing of improvements to a building’s façade, signage, or landscaping on private property with intention to promote aesthetic, accessibility, and functional improvements to buildings and properties.		
Façade and Signage Improvement Grant - can assist with the financing of improvements to an existing building’s façade or signage, promoting aesthetic and functional improvements.		
► Building Improvement Grant - to assist with costs related to improvements to existing buildings that may otherwise be considered cost prohibitive. This program is intended to support improvements to private property to meet the current Building Code, improve aesthetic quality, and provide for safe and usable eligible uses.		
Building and Accessibility Improvement Grant - can assist with improvements to existing buildings that materially extend the useful life of a building, increase the value of a building, and/or increase the accessibility of a building to meet Ontario’s accessibility laws and standards.		
► Building Conversion and Expansion Grant - to assist in the conversion costs of existing unused or underused space into new eligible uses. This program commonly assists with the expansion of existing eligible uses and supports an increase in non-residential assessments.		
► Motor Vehicle and Bicycle Parking Grant to assist in the costs to add vehicle and/or bicycle parking to a property or increase the vehicle or bicycle parking supply. This program is intended to improve the quality and supply of vehicle and bicycle parking spaces within the corridor.		

► **Current Puslinch's "Our Corridor CIP" Programs**

Incentive Programs

(how they can help!)



While these are a variety of typical support programs offered in CIPs, tell us what matters most to you! **Pick 3**



Using star stickers, please identify which programs and incentives would serve your community best.

Parking and Landscaping Improvement Grant

- can assist you with improvements to private property, such as landscaping, improvement of existing private parking, and the addition of new bicycle parking

► Tax Increment Equivalent Grant (TIEG)

- to stimulate investment by effectively deferring part of the increase in property taxation as a result of the major redevelopment, reconstruction, or rehabilitation of lands or buildings.

Commercial Conversion Start-Up Grant

- can assist with small-scale conversion of existing vacant or underutilized space into new commercial, mixed-use, or other eligible uses, increasing commercial assets and support new small business start-ups to renovate leased commercial space.

Sustainable Development Grant

- can support new development projects that implement natural systems, sustainable infrastructure and building practices to manage stormwater, improve air quality, reduce carbon emissions, enhance community well-being and increase climate resilience.

Green Infrastructure Grant

- encourages the implementation of natural elements and systems, such as green roofs, solar panels, and rain barrels, to enhance the overall sustainability of a building.

Farm Gate Improvement Grant

- to assist in the restoration or redesign of commercial/retail agri-business facilities including 'public facing' farm gate produce/retail stand upgrades/replacement, the cleaning, painting, sandblasting and/or refinishing retail stands.

Vacant Building Conversion/ Expansion Grant

- to aid in the costs associated with converting a vacant/underutilized building specifically those having cultural or architectural significance, retail and commercial uses, and agricultural buildings (to permit value-added activities).

Marketing, Product & Experience Development Grant

- to assist the funding for businesses and property owners of tourism establishments to improve the visitor experience by making upgrades and enhancements to their marketing, products, services and physical location.

Industrial Property Grant (TIEG and Development Charge Rebate)

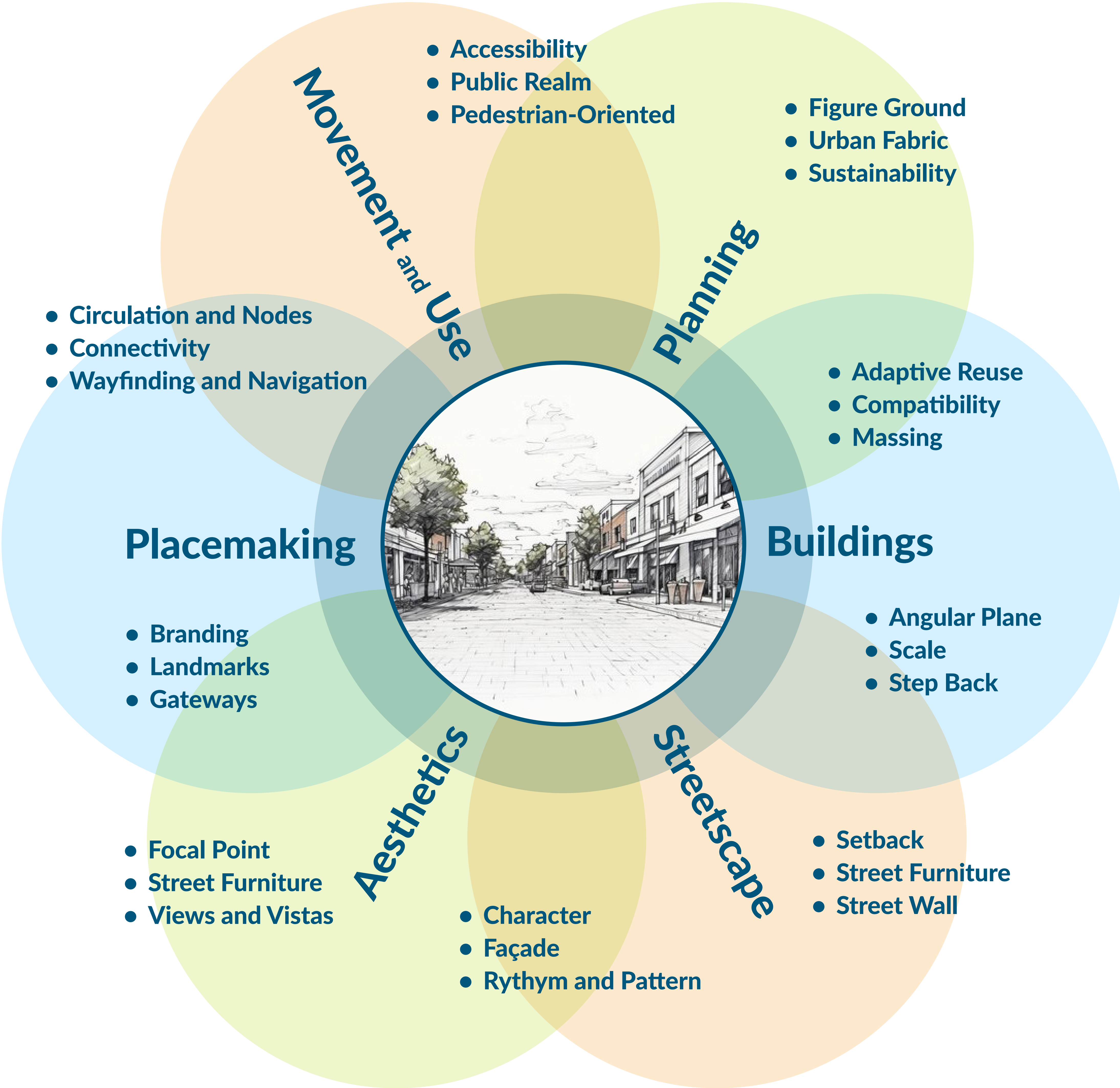
- to assist in creating a conducive environment for the development, redevelopment and revitalization of industrially zoned properties.

Applicable to
Outside the
Corridor



Why Urban Design?

What Goes Into Urban Design?

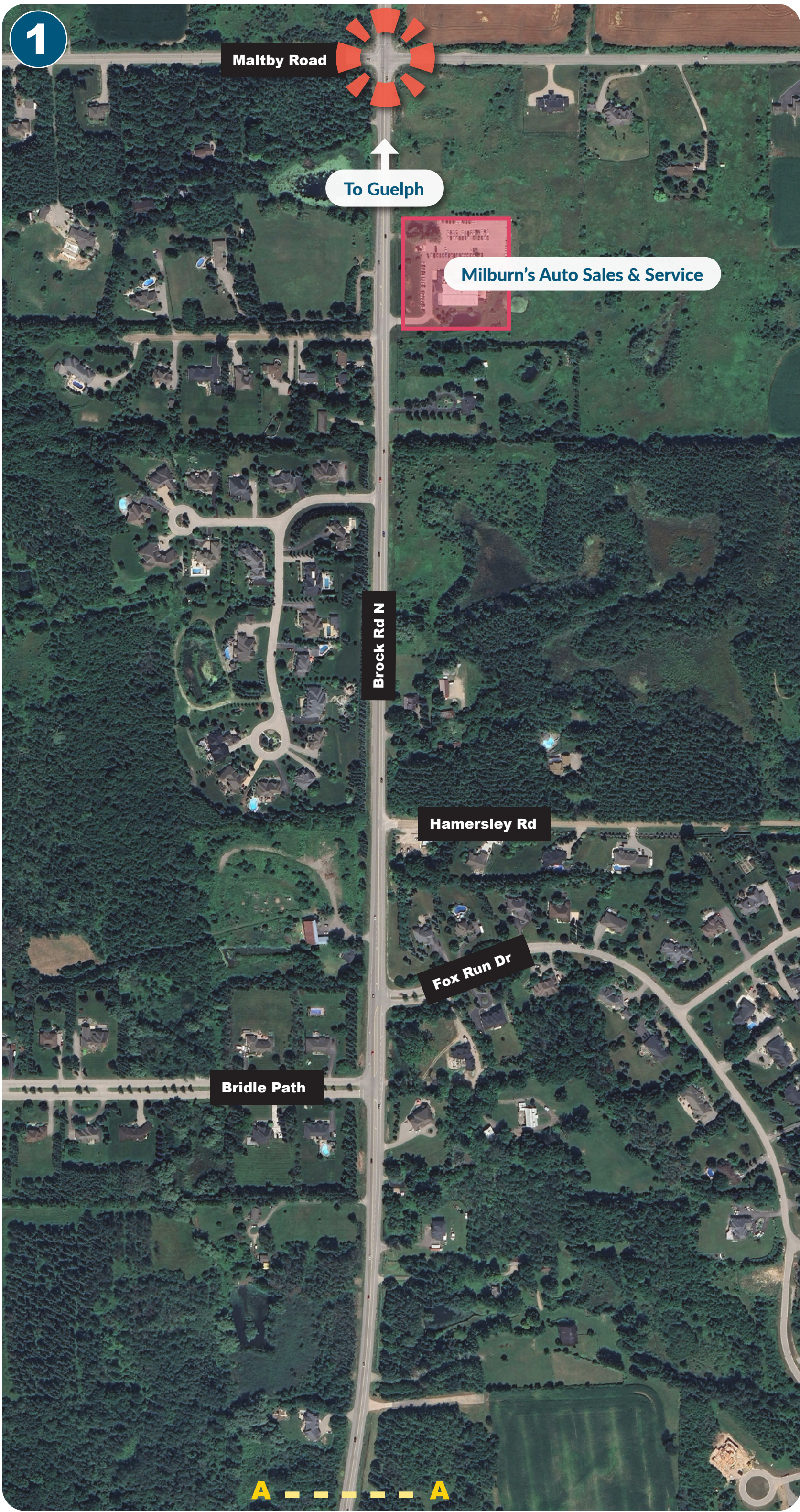
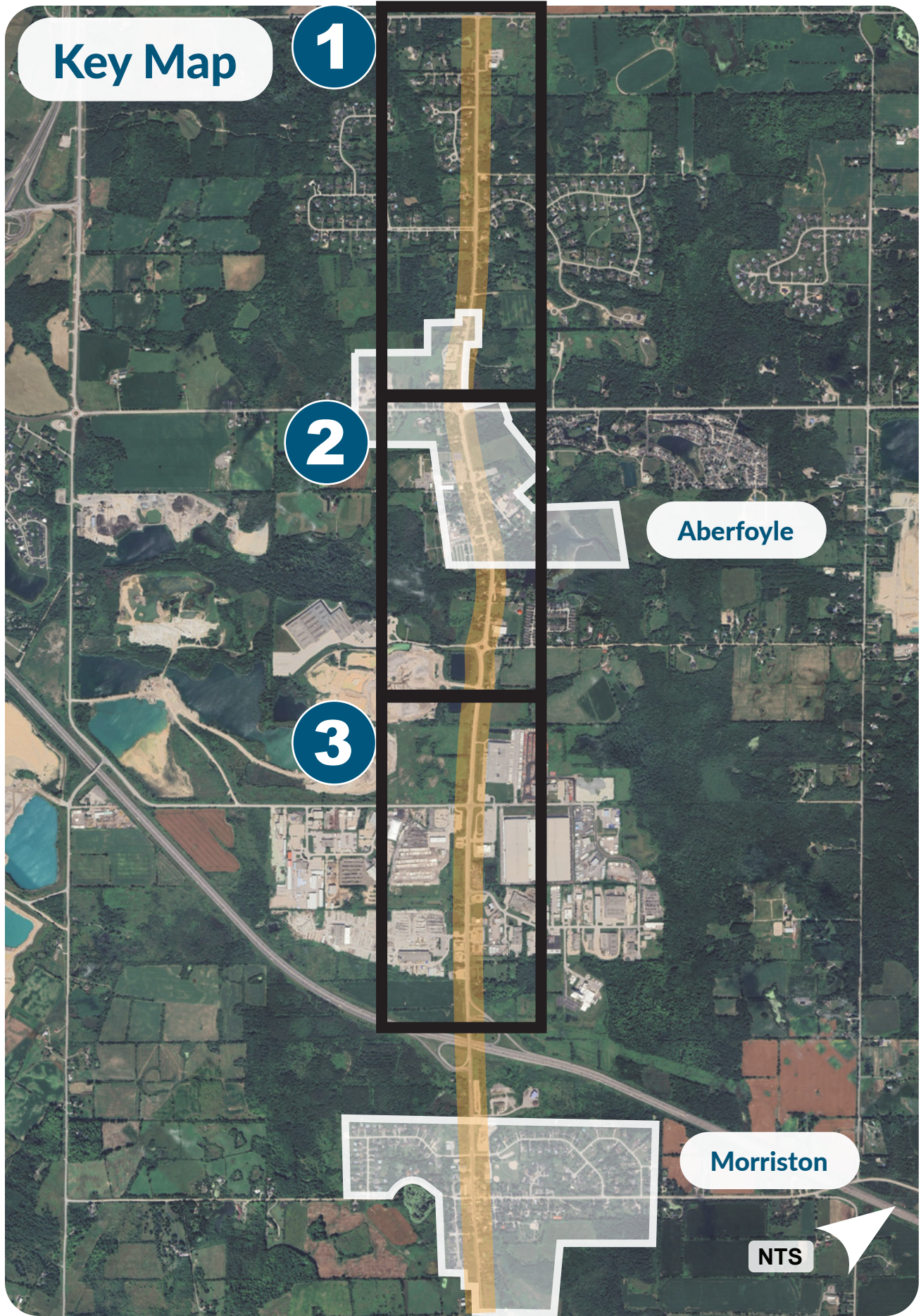


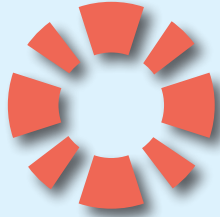
What We See



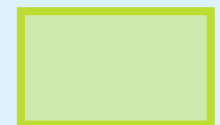
Photos taken by pl.ural, October 2025

Aberfoyle: Interpreting Experience



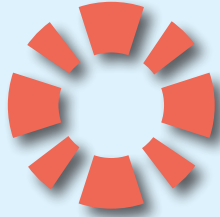
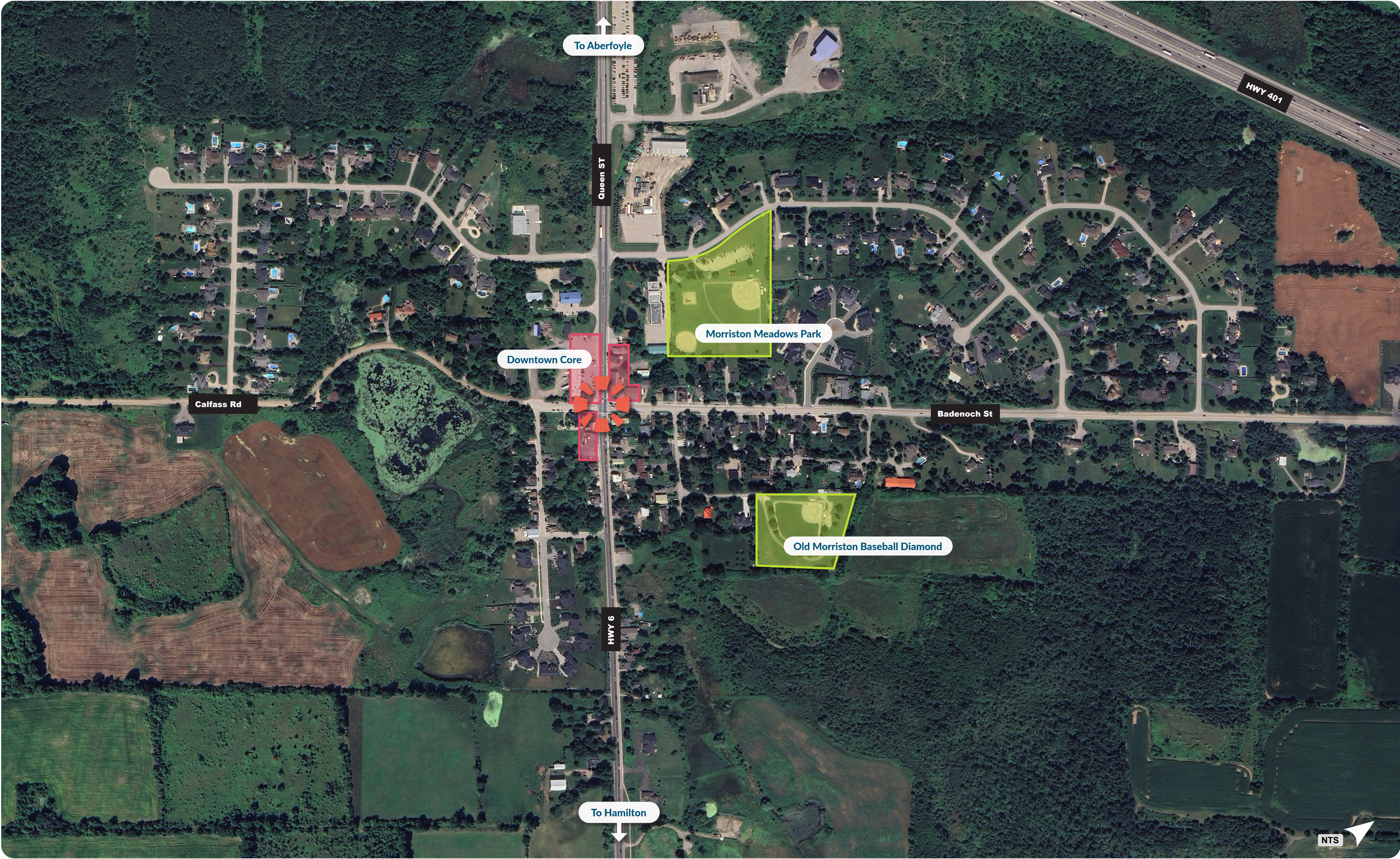
 **Node**; entry point or major intersection

 **Commercial**; Services open to the public

 **Community**; Municipal Facility

Other land uses include **residential, industrial, and agricultural**

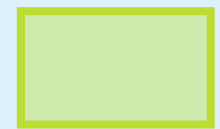
Morriston: Interpreting Experience



Node; entry point or major intersection



Commercial; Services open to the public



Community; Municipal Facility

Other land uses include residential, industrial, and agricultural

Activity: Your Top 3



Let Us Know What You Think!

Using the stickers provided to you, identify the **top 3** aspects that are meaningful to you.

Placemaking

Branding

Landmarks

Gateways

Aesthetics

Focal Point

Street Furniture

Views and Vistas

Planning

Figure Ground

Urban Fabric

Sustainability

Buildings

Adaptive Reuse

Angular Plane

Compatibility

Massing

Scale

Step Back

Streetscape

Character

Façade

Rythm and Pattern

Setback

Street Furniture

Street Wall

Movement and Use

Accessibility

Circulation and Nodes

Connectivity

Public Realm

Pedestrian-Oriented

Wayfinding and Navigation

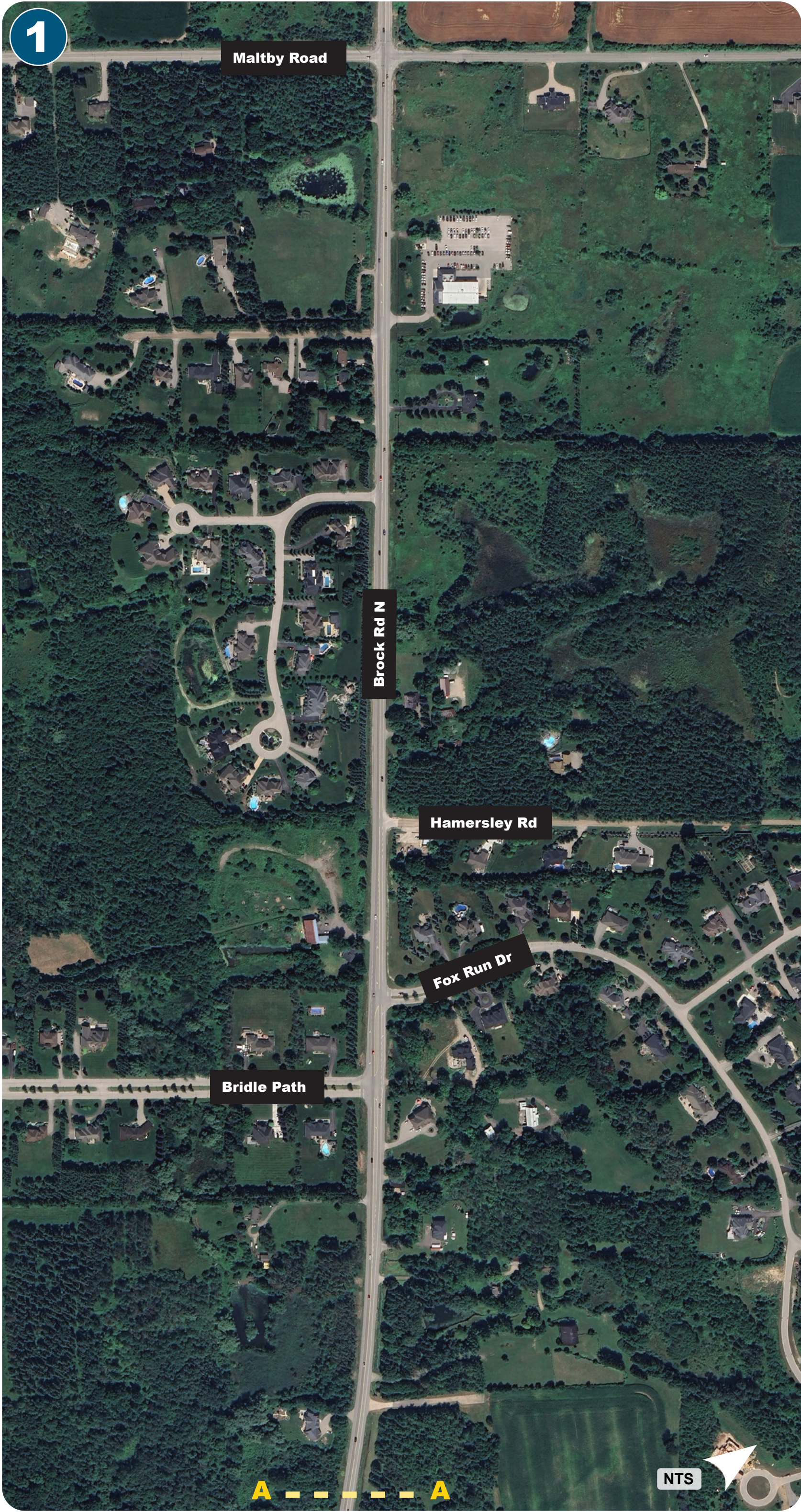
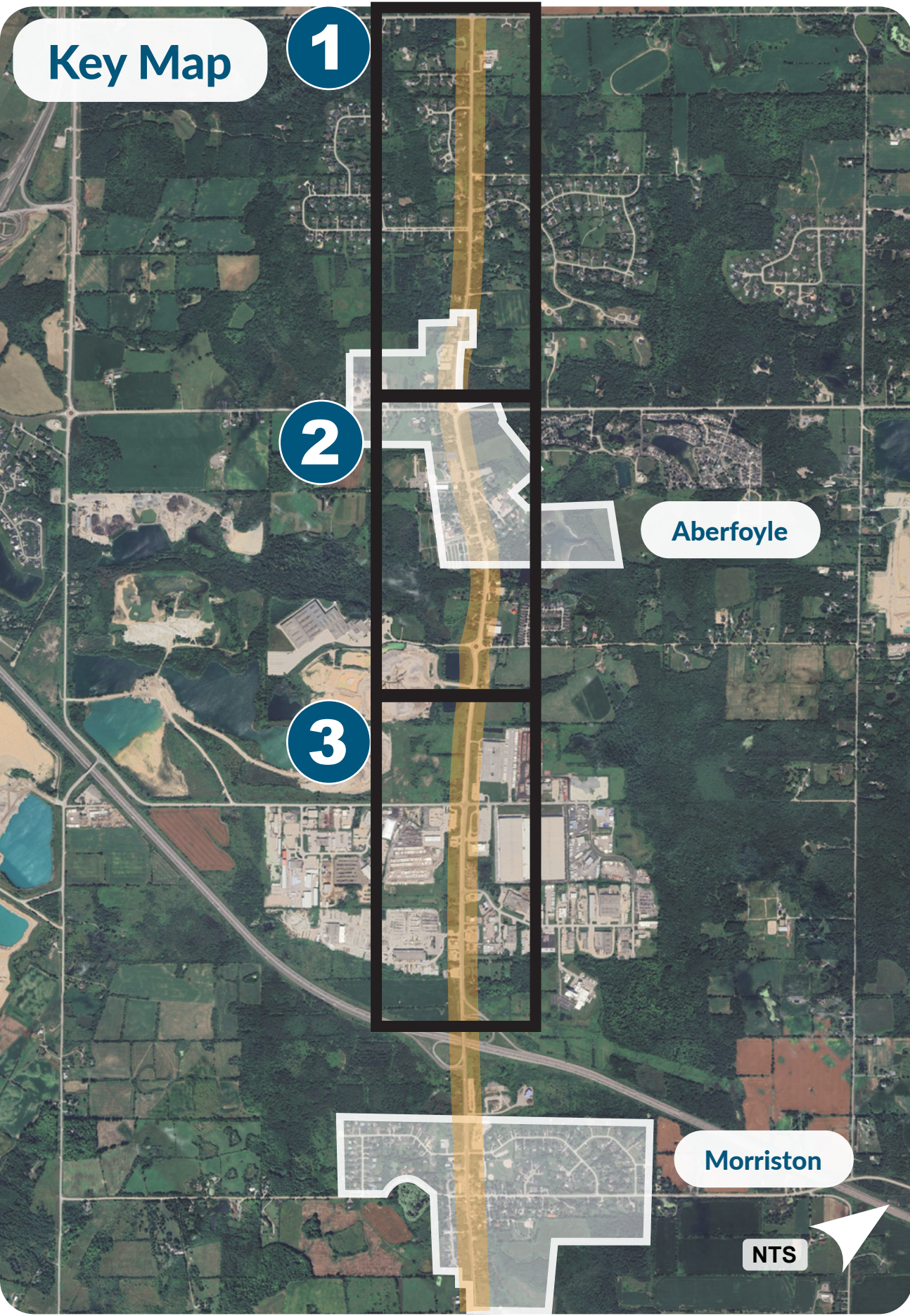


Activity: What's Missing?

Let Us Know What You Think!

Using sticky notes, please leave your comments and concerns. What's working? What could be improved? What did we miss?

Aberfoyle →



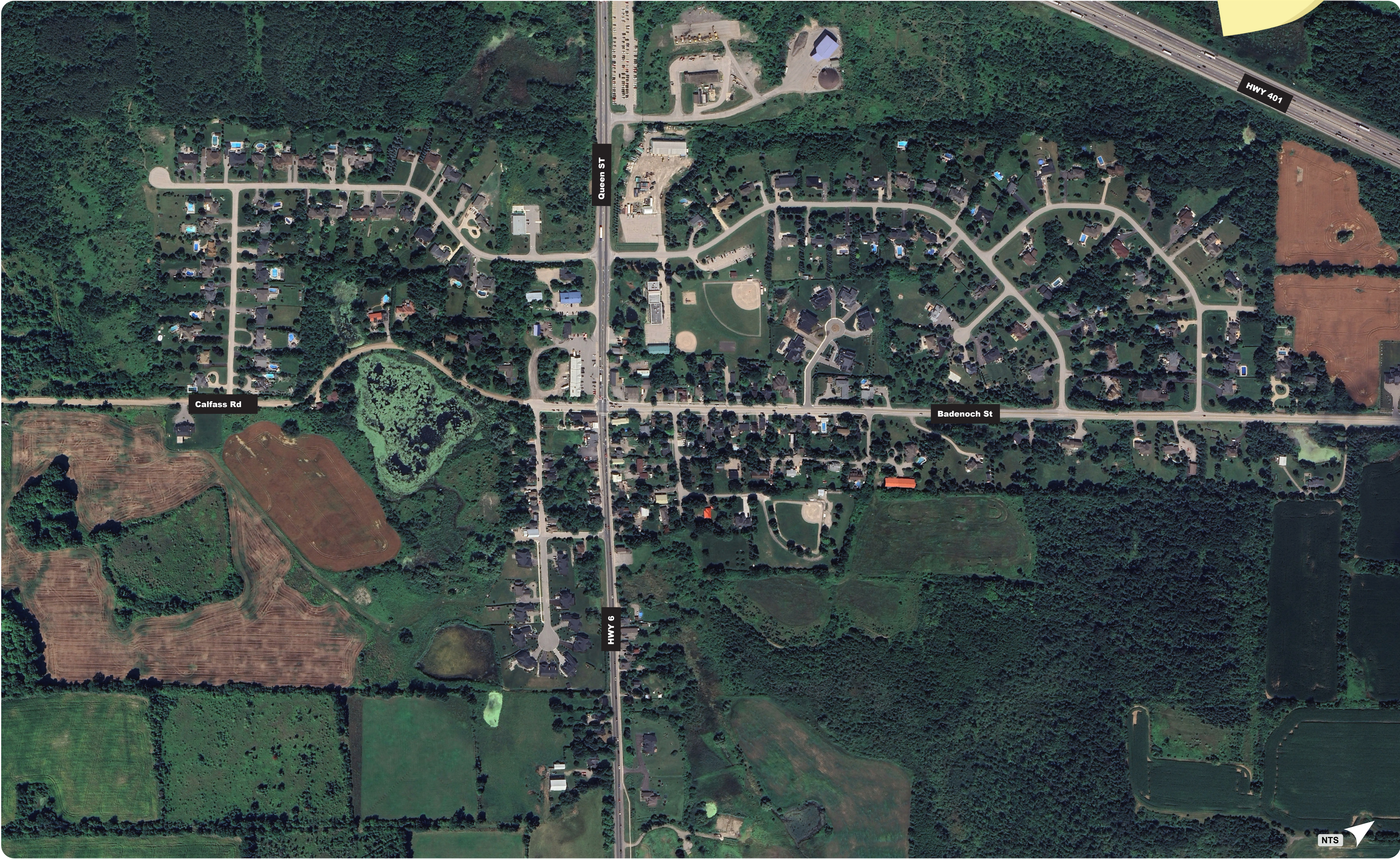
Activity: What's Missing?



Let Us Know What You Think!

Using sticky notes, please leave your comments and concerns.
What's working? What could be improved? What did we miss?

Morrison →



Next Steps

Upcoming Events

Community Engagement Open House #2
March 2026

Puslinch Community Centre
23 Brock Rd S, Puslinch, ON

Thank You!

Thank you for your interest in the project and for your support in helping the Township update its CIP and Urban Design Guidelines!



Stay Connected

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-  [@townshipofpuslinch](https://www.instagram.com/townshipofpuslinch)

