



Township Mayor's Business Breakfast



May 13, 2026

TOWNSHIP OF
PUSLINCH
EST. 1850





Agenda



- 
- 2026-2030 Strategic Plan
 - Employment Lands & Residential Boundary Study
 - Community Improvement Plan & Urban Design Guidelines Update
 - Additional Residential Unit Grant Program
 - Rural Ontario Development Program - Community Development Grant
 - Ongoing Initiatives
 - Business Support Partners

2026 - 2030 Strategic Plan

A Roadmap for Puslinch's Future

- Developed through community, business, staff, and Council engagement
- Guides municipal priorities, decision-making, and investments
- Focused on balancing growth while protecting Puslinch's rural character
- Supports responsible development and long-term financial sustainability
- Strengthens community connections, infrastructure, and service delivery

Key Strategic Priorities

Rural heritage, environmental stewardship, and natural resource protection

Managed growth and complete communities

Connected, safe, and accessible communities

Good governance, financial stewardship, and organizational excellence



What we Heard from the Development Community



Balanced industrial/commercial tax base is a key priority

Businesses want predictable and efficient development approvals

Strong interest in employment land development and local job creation

Puslinch's location, rural character, and proximity to Highway 401/GTA are major strengths

Support for responsible growth that maintains local decision-making and community character

Employment Lands & Growth Planning Update



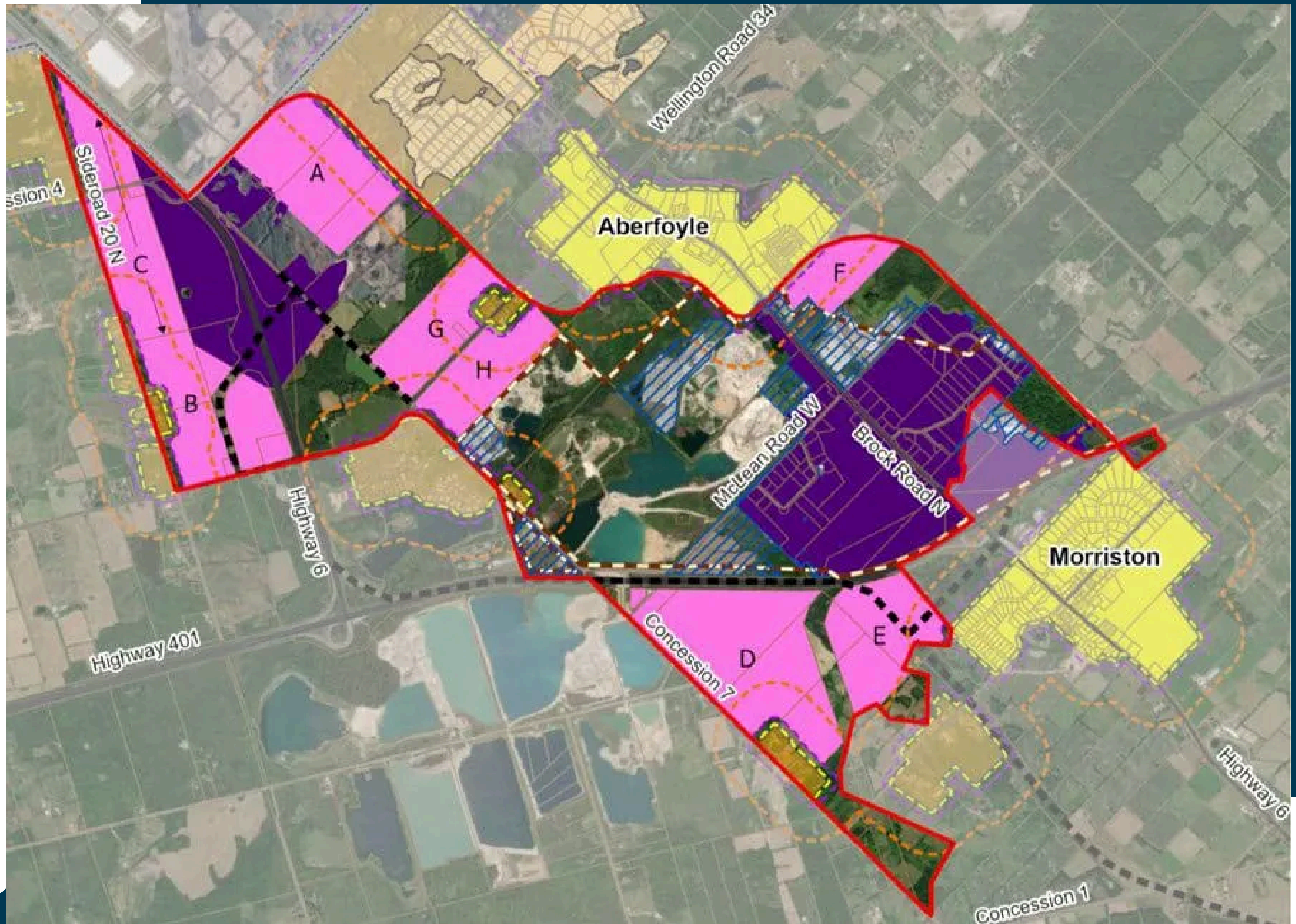
Township Employment Lands Study, Puslinch By Design

*139.39 hectares of land identified as
employment lands*



Recommendations incorporated into County OPA 131

*Includes Aberfoyle settlement
boundary expansion and resetting of
rural residential severance date*



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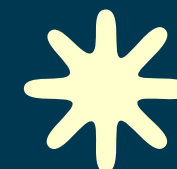
Recommendations incorporated into County OPA 131

*Includes Aberfoyle settlement boundary
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residential severance date*

OPA 131 Adopted by County of Wellington

April 30, 2026

Provincial Approval Current Stage



NEW

Puslinch Community Improvement Plan

Support Investment & Business Growth in Puslinch

- Township-wide CIP area
- Expanded financial incentive programs
- Grants for building improvements, accessibility, signage, conversions & sustainability initiatives
- Support for small businesses, agricultural value-added uses & commercial revitalization
- Simplified and streamlined program structure
- Alignment with Wellington County funding opportunities



Financial Incentive Opportunities

* *Programs are subject to Council-approved funding availability*



-  Planning & Building Fees Grant
-  Facade, Signage & Landscape Grant
-  Building Improvements Grant
-  Building Conversion & Accessibility Grant
-  Licensed Home Child Care Grant
-  Green Energy & Sustainable Development Grant
-  Commercial Conversion Start-Up Grant

NEW

Additional Residential Unit Grant Program

- Grants of \$10,000–\$15,000 per unit
- Supports:
 - Detached ARUs
 - Basement apartments
 - Above-garage and attached units

- Long-term rental housing only
- Designed to support attainable housing and gentle intensification





How the Program Works



1 Apply
Township intake process

2 Obtain Building Permit
Funding issued upon permit approval

3 Construct ARU
Construction timelines apply

4 Provide Long-Term Affordable Rental Housing
Affordable rental requirements apply



Why This Matters to the Business Community



- Supports local workforce housing
- Creates construction and renovation activity
- Supports local trades and contractors
- Helps residents remain in the community
- Encourages investment in existing properties
- Expands attainable housing options



NEW



Rural Ontario Development (ROD) Grant



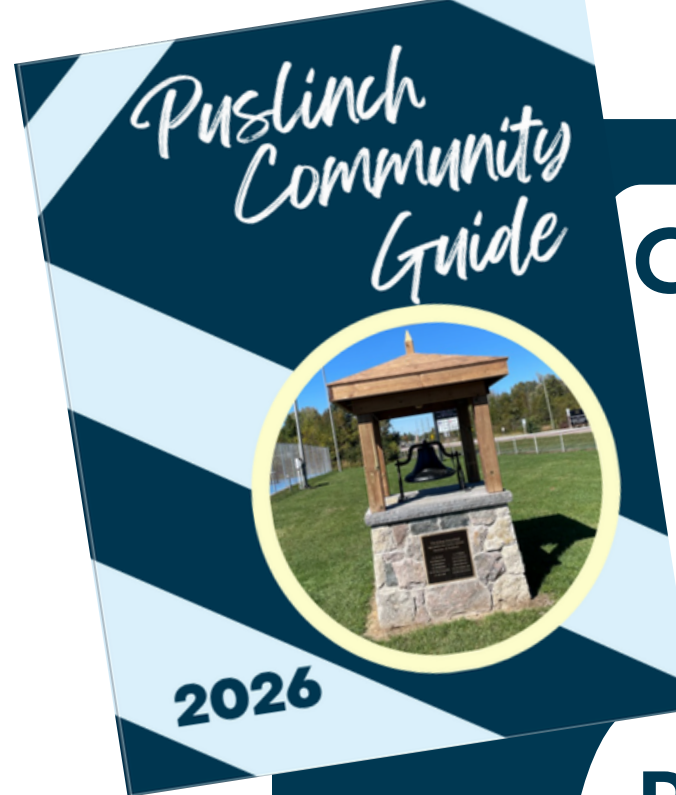
Investing in Vibrant Rural Communities



- Provincial funding secured for beautification and streetscaping in Aberfoyle & Morriston
- Streetscape improvements including:
 - benches
 - planters
 - murals
 - placemaking signage
- Supporting:
 - local economic vitality
 - community vibrancy
 - business attraction
 - tourism and community identity

Total Project Investment: ~\$171,000

Ongoing Economic Development Initiatives



Community Guide & Business Directory

- Annual publication mailed to residents
- Free business participation
- Promotes local products & services



Puslinch Profile Features

- Monthly business spotlights
- Shared through - Puslinch Pioneer, Township social media, Township website, Council agendas



Puslinch Community Showcase

- Annual business showcase event, free participation
- Connect with residents & customers
- October 3, 2026, 10:00 a.m. – 3:00 p.m.



Mayor's Business Breakfast

- Annual event that brings together local business leaders, Council, and staff in an informal networking setting



Business Support Partners

Wellington-Waterloo Community



Futures

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Thank you!



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