



February 6, 2026

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0

**RE: Request for Comprehensive Pre-Consultation
Puslinch Industrial Complex, McLean Road and Highway 401**

Dear Monika Farncombe,

On behalf of our client, Broccolini, we are pleased to submit the enclosed application for Comprehensive Pre-Consultation ("CPC") for the above noted property (the "Site" or the "Subject Site"). To assist with your review, we are providing this letter which summarizes plans to redevelop the Site, provides a history of previous approvals and summarizes relevant policy/zoning considerations.

Specifically, we are requesting a CPC in order to discuss the following applications:

1. Site Plan Control: to permit the development of an industrial building at the north end of the site.
2. Removal of the Holding symbol.
3. Application to permit outdoor storage in the south portion of the Site.

LOCATION AND SITE DESCRIPTION

The Site is a 20.9-hectare industrial property with a 638 metre (2,094 ft.) lot line on McLean Road and fronting on Highway 401 West.



Figure 1 Approximate location of Subject Site (Source: WSP Canada Inc, Google Earth imagery).

150 Commerce Valley Drive West
Thornhill, ON
Canada L3T 0A1

T: +1 905 882-1100
F: +1 905 882-0055
wsp.com

PREVIOUS APPROVALS HISTORY

On March 11, 2022, a Minor Variance application (Township File No. D13/BRO) was submitted to the Committee of Adjustment to permit the proposed development of a warehouse (approximately 700,000 sq ft) with temporary trailer parking.

The Subject Site received approval from the Township of Puslinch Committee of Adjustment on April 12, 2022 for the following variances:

1. Outdoor storage is permitted within 20m of a lot line abutting a street
2. Loading docks are permitted in the front yard facing McLean Rd
3. Outdoor storage is permitted for trailer parking for short periods of time (<3 days)
4. Permission for short-term (< 3 days) truck trailer parking

PROPOSED DEVELOPMENT

The Proposed Development has been revised since the approval of the Minor Variance and is illustrated on the Concept Site Plan (prepared by Ware Malcomb, dated January 19, 2026) included with this application. We note that, while a landscape buffer is not currently shown on the Site Plan, landscaping is planned for the Hwy 401 and McLean road frontages.

The Proposed Development contemplates a 35,870 m² warehouse located at the northern end of the Site (the “Industrial Building 1”). 58 loading docks for trailers are located on the southern side of the building, and approximately 220 car parking spaces are located along the north lot line.

The southern portion of the Site is proposed to include 436 trailer parking spaces for long-term storage as well as car parking. A second building, approximately 2,828 square metres in area, is located within this storage area and oriented to Highway 401 (“Industrial Building 2”). Industrial Building 2 contains 15 loading docks.

Both buildings are proposed to be set back from McLean Road West and Highway 401. A retaining wall is proposed along the north lot line, and a 5 metre setback is provided to the neighbouring property to the north of the Site.

The northeastern portion of the Site maintains a 30 metre buffer from the identified Greenlands and a septic field and structures are located outside of the buffer.

Six vehicle entrances are proposed from the McLean Road frontage.

POLICY REVIEW

WELLINGTON COUNTY OFFICIAL PLAN

In the Wellington County Official Plan, the Site is within a Regionally Significant Economic Development Study Area and designated Secondary Agricultural. Permitted uses include small scale commercial, industrial and institutional uses (6.5.3) with conditions provided in Section 6.5.5 states that “small scale commercial, industrial and institutional uses may be permitted provided that”:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;

- compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.

As such, the proposed land use of the Site is permitted by the County of Wellington Official Plan.

TOWNSHIP OF PUSLINCH ZONING BY-LAW 023-18

The Site is subject to Zoning By-law 023-18 and is zoned IND (SP83)(h7)) and NE. The IND zone permits warehouse and dry industrial uses as per Section 9.2 Permitted Uses.

As the Site is subject to Holding Provision 7 (H7), the development of new buildings or structures are prohibited until the holding symbol is removed. The conditions for removal of the H7 provision are:

“Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.”

The SP83 Special Provision prohibits outdoor storage area and uses on the Site. Other zoning provisions that speak to outdoor storage include:

- Section 13.5 states that all uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building and with no outdoor storage areas.
- Section 4.22 (i) The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street; and
- Section 4.22 (ii) No outdoor storage area shall be located closer than two (2) metres to any lot line;
- Section 4.22 (iii) The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot

We note that the approved Minor Variance described above provided conditional relief from Section 4.22 (i). However, given the proposed changes to the outdoor storage, additional relief is required from this Section.

COUNTY OF WELLINGTON AND TOWNSHIP OF PUSLINCH RURAL EMPLOYMENT AREA DESIGN GUIDELINES (AUGUST 2025)

The Township of Puslinch has recommended several new Rural Employment Areas (“REA”) in the Township by way of the Puslinch By Design: Employment Land Study (2025). The REAs are not yet in force and are proposed to be implemented through Official Plan Amendment 131 (“OPA 131”) and are identified in Figure 2 below:

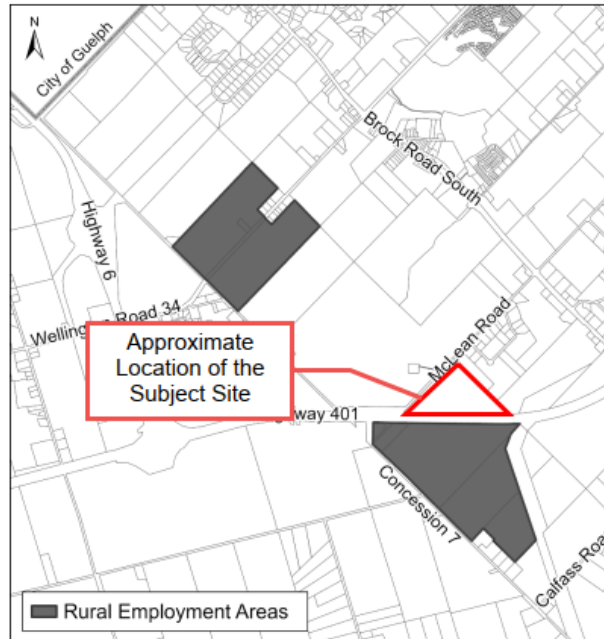


Figure 2 Location of Rural Employment Areas proposed in OPA 131, Source: Rural Employment Area Design Guidelines (August 2025).

The proposed Design Guidelines identify principles such as respecting the rural character of the area, promoting environmentally sustainable development, ensuring appropriate interfaces and buffering, and reflecting the evolving employment needs of the Township.

The Site is located outside of the REAs and is not subject to the Rural Employment Area Design Guidelines, yet to be enforced by OPA 131. However, given the Site's proximity to the areas of interest, the Guidelines will be considered as the design of the proposed development advances.

REQUIRED APPLICATIONS

The development of Industrial Building 1 will require an application for Site Plan Control. The proposed development will also require the removal of the Holding provision.

To permit the outdoor storage in the southern half of the site, a Zoning By-law Amendment or Minor Variance is required. As amended by the approved Minor Variance application, the Zoning By-law currently prohibits:

- Minor Variance – Outdoor storage for longer than 3 days.
- Minor Variance – Permitted outdoor storage is currently limited to transportation trailers.
- 4.22.a.i – Outdoor storage is prohibited in the exterior side yard and in the front yard.
- 4.22.a.iii – Outdoor storage is limited to the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot
- 13.5.a – All uses permitted in the IND zone shall be permitted provided they are within a wholly enclosed building.



In our opinion, given that the proposed outdoor storage will be accessory to a permitted use and that screening is proposed in the form of landscaping along both frontages, the proposed development is appropriate within the existing and planned context. Further, similar outdoor storage uses have been permitted on other industrial sites within the Township.

QUESTIONS FOR THE REVIEW PANEL

Please provide direction with regards to planning applications to permit the following:

- Longterm, outdoor storage in the southern portion of the Site;
- Discussion regarding street improvements required for the Removal of the Holding Symbol;
- Confirmation of a Site Plan Control Application to permit the construction of the industrial building on the northern portion of the Site.

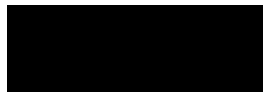
SUBMISSION ENCLOSURES

In support of this Pre-Consultation application, please find enclosed the following materials:

1. Conceptual Site Plan, prepared by Ware Malcomb, dated January 19, 2026;
2. Township of Puslinch Committee of Adjustment Decision (File No. D13/BRO), dated April 12, 2022.

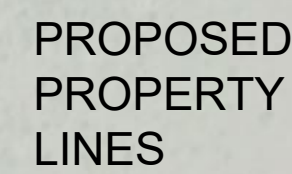
Should you have any questions or require further copies of the items listed above, please contact the undersigned at (437) 564-9952 or by email at lisa.wardmather@wsp.com.

Yours sincerely,



Lisa Ward-Mather, M.Pl, PhD, MCIP, RPP

Practice Lead, Urban and Community Planning (Land Development)
Strategic Advisory & Planning, Transportation, & Infrastructure



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

Boundary Source:
CIVIL CAD FILE



TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

File Number: D13/BRO

Hearing Date: April 12, 2022

Application Made By: Broccolini Real Estate Group (Ontario) Inc.

Legal Description: Concession 7, Front Part Lots 26 and 27
Township of Puslinch, County of Wellington

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief to permit:

- 1. Outdoor storage within 20m of a lot line abutting a street
- 2. Loading docks in the front yard facing McLean Rd
- 3. Outdoor storage for trailer parking for short periods of time (<3 days)
- 4. Short-term (< 3 days) truck trailer parking

The request is hereby Approved / Denied / Deferred / **Approved with the Following Conditions:**
(see attached schedule):

If **Deferred**, date to be brought back to Committee:

Reasons:

This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:

- (1) To be minor in nature;
- (2) To be desirable for the appropriate development or use of the property;
- (3) To be within the general intent and purpose of the Official Plan;
- (4) To be within the general intent and purpose of the Zoning By-law.

Approved:

Opposed:

Deferred

X DocuSigned by:
J. Sepulis
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X DocuSigned by:
Deep Basi
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X DocuSigned by:
Dan Kennedy
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X DocuSigned by:
Dennis O'Connor
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X DocuSigned by:
Paul Sadhra
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J. Sepulis

D. Basi

D. Kennedy

D. O'Connor

P. Sadhra

Dated this 12th day of April, 2022.

You are notified that under Subsection 45(10) of the *Planning Act*, R.S.O. 1990, you may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by a payment of \$400.00 payable to the Minister of Finance. A notice of appeal must be received by the Secretary-Treasurer no later than 4:30 p.m. on **Monday, May 2, 2022.**

I, Lynne Banks, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.

DocuSigned by:

Lynne Banks

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Secretary-Treasurer
Committee of Adjustment
Township of Puslinch

Schedule of Conditions

File Number: D13/BRO

Hearing Date: April 12, 2022

Application Made By: Broccolini Real Estate Group (Ontario) Inc.

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- 1. Outdoor storage within 20m of a lot line abutting a street
- 2. Loading docks in the front yard facing McLean Rd
- 3. Outdoor storage for trailer parking for short periods of time (<3 days)
- 4. Short-term (< 3 days) truck trailer parking

Conditions:

- 1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
- 2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
- 3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
- 4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

McLean Rd W & 401 – Preconsultation Meeting
February 19, 2026 at 11am

<u>Consultant</u>	<u>Comments</u>
NPG – Township Planner	See attached letter
County of Wellington Planning Department	Please find preliminary comments from the County of Wellington below in reference to the request for pre-consultation for McLean Rd W and Highway 401. Comments may be updated following pre-consultation meeting. - The subject lands are designated as Secondary Agricultural, Policy Area PA7-1 Puslinch Economic Development Area, Greenlands System and are located within the Paris Galt Moraine Policy Area. - The Greenlands System features on the subject lands include wetlands regulated by Grand River Conservation Authority and Significant Ecological Area. Proposals are to conform to County of Wellington Official Plan Greenland System policies including Sections 5.4 Core Greenlands and 5.6 Development Control. Any comments from the Grand River Conservation Authority are to be addressed. - Any proposal to also consider other Official Plan policies including but not limited to sections 9.8.4 Regionally Significant Economic Development Study Area and section 4.10.1 Mill Creek Watershed. - It is understood a portion of the site is located within a Well Head Protection Area Q1/Q2. Any comments from Wellington Source Water Protection to be considered. - The submitted Conceptual Site Plan prepared by Ware Malcomb dated January 19, 2026, shows proposed property lines. The applicant is to confirm if a future severance application is proposed on-site.
GEI – Township Engineering	See attached letter

Township Building Department	Items to be shown/provided when a full site plan application is made: a. Ontario Building Code matrix b. Conceptual elevations and floor plans of proposed buildings. c. Provide preliminary spatial separation calculations d. Hydrant location(s). e. Designated fire routes f. Principal and all pedestrian entrances to the building are to be identified. g. Sizing, calculations and location of on-site fire water storage. h. Full extent proposed septic system, including detailed calculations. i. MECP approval required if greater than 10,000L/day. i. Identify snow storage locations Further comments will be made as more information becomes available.
Township Fire Department	No comments
Township Bylaw Department	No comments
About & Associates – Township Ecology	See attached letter
Source Water	See attached letter
Township Traffic Consultant – Salvini Consulting	See attached letter
GRCA	Pending
Township Roads Department	No comments
Harden – Township Hydrogeologist	Pending



February 17, 2026

Monika Farncombe
7404 Wellington Road 34,
Puslinch, Ontario

Dear Monika Farncombe,

RE: **NPG Comments**
McLean Road West & Highway 401
RE: Application for Zoning By-law Amendment

NPG Planning Solutions Inc. (NPG) has been retained to provide comments regarding a pre-consultation for a Zoning By-law Amendment Application, proposing two (2) industrial buildings, 73 loading docks, 350 car parking spaces and 436 trailer parking spaces, on lands legally known as Concession 7 Front Part of Lots; 26 and 27 ("Subject Lands"). The Subject Lands are approximately 20.87 hectares in size and have a frontage of 638 meters along McLean Road West. The Subject Lands are presently vacant. Surrounding uses consist of extractive uses to the west and north, industrial uses to the east and the southern portion of the Subject Lands abut Highway 401.

A portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit. In detail, the Subject Lands contain the following natural features: woodlands and wetlands (including provincially significant woodlands). The proposed development appears to be located outside of the features and outside of the GRCA's regulation limit.

It is noted, that the Subject Lands received approval for a minor variance application (D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

This is a submission for a pre-consultation meeting regarding a Zoning By-law Amendment Application. As part of the submission, NPG has reviewed the following documents:

- Conceptual Site Plan prepared by Ware Malcomb, dated January 19, 2026;
- Township of Puslinch Committee of Adjustment Decision (File No. D13/BRO), dated April 12, 2022; and
- Cover Letter prepared by WSP, dated February 6, 2026.

Provincial and County Policy



NPG Planning Solutions
Niagara Falls | Hamilton | Toronto | Kingston
npgsolutions.ca

☎ (905) 321 6743
✉ info@npgsolutions.ca

The Subject Lands are Rural Lands as per the Provincial Planning Statement (2024). Section 2.6 of the PPS contain policies for rural lands, including permitted uses and requirements that development should be sustained by rural service levels and new land uses shall comply with the minimum distance separation formulae.

Schedule B7-1 of the County of Wellington Official Plan (County Official Plan) designates the Subject Lands as Secondary Agricultural, Policy Area PA7-1 and Core Greenlands. Section 6.5.3 of the County Official Plan permits small scale commercial, industrial, and institutional uses. Policy 6.5.5 outlines criteria that must be met in order to permit such uses.

As previously noted, the Subject Lands contain provincially significant wetlands, and a portion is designated Core Greenlands by the County Official Plan. In accordance with Section 5.6.2 of the County Official Plan, when development is proposed on lands adjacent to Core Greenlands and Greenlands, an Environmental Impact Study (EIS) may be required to demonstrate that there are no negative impacts on significant features and their functions. We defer to the Township's ecologist to determine if an EIS is required.

Township Zoning By-law

The Subject Lands are zoned Industrial Site-Specific with Holding Provision 7 (IND(sp83)(h-7)), and Natural Environment (NE) with an Environmental Protection Overlay under the Township's Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law). The Industrial Design Overlay also applies to the entirety of the Subject Lands. Within the Industrial Site-Specific (IND(sp83)) Zone, all uses permitted in the Industrial (IND) zone are permitted except for outdoor storage areas and/or uses. It is acknowledged that the applicant received approval for a Minor Variance application (File D13/BRO) in 2022 to permit the outdoor storage of trailers subject to certain conditions.

The condition to remove Holding Provisions h-7 is as follows:

- Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as street improvements and related financial contributions.

Proposal

It is our understanding that the applicant is proposing two (2) industrial buildings and associated loading spaces, vehicle parking spaces, and outdoor storage areas for trailers. The applicant's cover letter notes that the following *Planning Act* applications are contemplated to permit the proposed development:

- A Site Plan Control application to permit the development of an industrial building at the north;
- A Zoning By-law Amendment application to remove the Holding Symbol from the Subject Lands; and
- A *Planning Act* application to permit the proposed outdoor storage in the southern portion of the Subject Lands.

Long-term development plan of the Subject Lands

The Concept Plan provided by the applicant notes that there is a proposed property line that divides the Subject Lands into two (2) portions. The Applicant should clarify if a severance of the Subject Lands is contemplated since this is not mentioned in the cover letter. If a severance is proposed, a Zoning By-law Amendment application to provide relief for each of the new parcel may be required.

Whether a severance is proposed, we encourage the Applicant to consider the long-term development plan for the entirety of the Subject Lands and obtain all necessary relief from the Puslinch Zoning By-law prior to proceeding with the detailed design stage. This ensures the entire development could proceed as contemplated and reduces the number of applications required.

Our below comments have been provided based on the understanding that the development is proposed in phases as outlined in the above sequence of applications and will function as one property.

Phase 1 - Site Plan Control & Removal of holding symbol applications for development in the northern portion

Based on our understanding, the Applicant proposes to proceed with a Site Plan Control application and a Zoning By-law Amendment application to remove the Holding Symbol for the proposed development in the northern portion of the Subject Lands first. This includes Industrial Building 1 and the associated outdoor storage areas as shown in Lot A on the Concept Plan.

Based on a preliminary review of the Concept Plan, it appears that the proposed development contemplated in Phase 1 complies with the Puslinch Zoning By-law provided that the conditions of approval for application D13/BRO are met.

Please provide a Site Plan that only shows the proposed development in Phase 1, a zoning matrix that demonstrates the proposal's full compliance with the Puslinch Zoning By-law (including relevant General Provisions, Sections 9 and 13.5), and a confirmation of how the conditions of application D13/BRO will be met. Please refer to the Technical Comments section of this letter for further information.

If the applicant does proceed in a phased approach, we anticipate the holding provision may only be lifted for Phase 1. Future development of the Subject Lands outside of the Phase 1 extent will necessitate, at the minimum, a Site Plan Amendment application and a Zoning By-law Amendment application to remove the Holding symbol on the remaining portion.

Phase 2 – development in the southern portion

The proposed development in the southern portion does not appear to comply with the Puslinch Zoning By-law and does not meet the conditions outlined in the approval of application D13/BRO. The Applicant has identified in the cover letter a number of non-compliances with the Puslinch Zoning By-law for the proposed development in the southern portion. A *Planning Act* application would be required to facilitate these relief. Please provide a zoning matrix and a Site Plan in the future with necessary information to confirm the required relief.

If a Zoning By-law Amendment application is proposed, we will require, at the minimum, a Planning Justification Report that evaluates the proposal against the PPS and the County Official Plan as well as draft Zoning By-laws that outline the zoning amendments required.

Comments

1. Technical Comments:

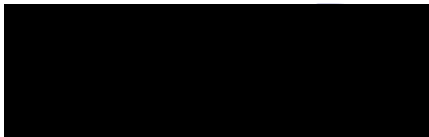
- a. For the Site Plan Control application, the Site Plan should provide all information required by the Township's Site Plan and Drawings Checklist and any additional information to determine necessary zoning relief for the proposed development. At a minimum, the following should be included:
 - i. Legal description of the Subject Lands;
 - ii. A Zoning Matrix, identifying the Puslinch Zoning By-law's applicable regulations, including General Provisions, and what is provided/ proposed by the proposal, any deficiencies from the approved minor variance;
 - iii. Garbage storage and handling areas, including enclosures for the storage of garbage and other waste material;
 - iv. The full extent of the outdoor storage area;
 - v. Setbacks of all buildings, structures and the outdoor storage area to all lot lines;
 - vi. The extent and dimensions of the proposed retaining wall;
 - vii. Dimensions of the loading spaces, vehicular parking spaces (including accessible parking spaces), and parking aisle width; and
 - viii. Landscaping provision required by the Puslinch Zoning By-law, including required landscaping to screen the outdoor storage area.
- b. If outdoor lighting is contemplated, Section 4.15 of the Zoning By-law includes provisions related to lighting that should be considered. In addition, a Photometric Plan will be required for the Site Plan Control application.
- c. A Landscape Plan is required for the Site Plan Control Application and should address the following at a minimum:
 - i. Proposed vegetation including a list of all species using Canadian Landscape Standards, with information such as common and scientific names, the size at time of planting, quantity by species and any other relevant specifications;
 - ii. Typical tree planting details;
 - iii. Proposed material, height, location and typical diagram of proposed fences (if any);

- iv. Enhanced landscaping along McLean Road West and along Highway 401 is required;
 - v. Enhanced landscaping within the dripline buffer and the wetland's buffer or on lands adjacent to these may be required. We defer to the GRCA and the Township's ecologist to set requirements for these areas; and
 - vi. The applicant should consult the Puslinch Design Guidelines and the Municipal Development Standards to follow the list of recommended trees, shrubs, and groundcovers and their corresponding recommended sizes.
- d. An Urban Design Brief will be required for the Site Plan Control Application. The Urban Design Brief should evaluate the proposal against the relevant sections of the Puslinch Design Guidelines, such as Guideline B1 – Commercial, Industrial and Institutional Uses; Guideline B2 (since this is a corner site); Guideline B3 – Pedestrians and Cyclists; Guideline B4 – Vehicles, Parking and Service Areas; Guideline B5 – Signs; Guideline C3 – Natural Heritage Resources; and Guideline C5 – Site Landscaping.
 - e. Any street improvements required as part of the Site Plan Control application will have to be properly addressed and incorporated into the Site Plan Agreement to the Township's satisfaction.
 - f. With respect to the proposed outdoor storage use and area, please provide clarification for the following with respect to each phase:
 - i. What are proposed to be stored in these areas?
 - ii. Are there any outdoor display and sale areas?
 - iii. Will the temporary outdoor storage last more than 3 days?
 - g. Parkland dedication and Development Charges may be required in accordance with the prevailing Township's by-laws.
 - h. The following information is available to assist with a submission:
 - i. Site Plan and Drawing Requirements - https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf
 - ii. Municipal Development Standards - https://puslinch.ca/wp-content/uploads/2022/07/117006-3-Puslinch-Standards_FINAL-September-2019.pdf
 - iii. Puslinch Design Guidelines - <https://puslinch.ca/wp-content/uploads/2022/07/Puslinch-Design-Guidelines-Feb-2010.pdf>

2. Required Plans and Studies

- a. Based on our current understanding of the proposal, the following plans and studies are required for a Site Plan Control Application for Phase 1:
 - i. Site Plan (with the matters above addressed);
 - ii. Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments);
 - iii. Photometric Plan (if applicable);
 - iv. Landscape Plan;
 - v. Urban Design Brief;
 - vi. Elevation Plans and Floor Plans for all proposed buildings and structures; and
 - vii. Cost Estimates for all proposed on-site and off-site works.
- b. Once the Site Plan Control application for Phase 1 is deemed complete under the *Planning Act*, the Applicant may apply for a Zoning By-law Amendment application to remove holding provision h-7 for Phase 1. However, this application will not be approved until the Site Plan Agreement has been entered into by the developer and registered on title.
- c. Once the Applicant confirms the approach for the southern portion of the Subject Lands, we will provide more fulsome comments with respect to submission requirements for this portion.

Sincerely,



Jeremy Tran, MCIP, RPP

Manager, Urban Design & Development Planning

NPG Planning Solutions Inc.

Jtran@npgsolutions.ca

February 9, 2026
GEI Project No. 2600482-03

VIA CLOUDPERMIT: Township of Puslinch

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

**Re: Pre-Consultation Request
McLean Road West and Highway 401
Puslinch, ON**

Dear Ms. Farncombe:

Following our review of pre-consultation application documents received on February 6, 2026, we are providing comments related to a proposed development on the subject lands located at McLean Road West and Highway 401 in the Township of Puslinch.

It is our understanding that the proposed development includes a 35870 m² warehouse building with 58 loading docks, a 2828 m² industrial building with 15 loading docks, parking for approximately 436 trailers, and car parking. Six accesses are proposed to McLean Road West. The development would be serviced by private well and septic system.

A previous pre-consultation was completed for this property in January 2022, and a minor variance was subsequently applied for and approved with conditions on April 12, 2022, to permit:

1. Outdoor storage within 20 m of a lot line abutting a street
2. Loading docks in the front yard facing McLean Rd.
3. Outdoor storage for trailer parking for short periods of time (<3 days)
4. Short-term (<3 days) truck trailer parking

The conceptual site layout has since been updated, and it is anticipated that additional relief is required from Township zoning bylaw requirements to permit outdoor storage. The property is also subject to a holding provision.

The following documents were received and reviewed as part of this pre-consultation submission:

- Request for Comprehensive Pre-Consultation prepared by WSP, dated February 6, 2026.

- Conceptual Site Plan, prepared by Ware Malcomb, dated January 19, 2026.
- Township of Puslinch Committee of Adjustment Notice of Decision, File D13/BRO, dated April 12, 2022.

From an engineering perspective, we provide the following requirements in support of the future site plan application:

- **Geotechnical and Hydrogeological Studies**, prepared by qualified individuals (professional geoscientist, professional engineer and/or professional hydrogeologist) providing information on:
 - Site setting,
 - Desktop review of geologic and hydrogeologic information,
 - Results of field investigation programs,
 - Recommendations related to design and construction of structures and buildings including foundations, stormwater management systems, and septic system, and
 - Availability of potable groundwater.
- **Existing Conditions and Removals Plan**, generally showing existing (pre-development) aboveground and underground infrastructure and indicating all removals.
- **Site Plan**, generally showing proposed (post-development) aboveground and underground infrastructure, including but not limited to, buildings, outdoor storage areas, accesses, parking areas, driveways, turning areas, curbs, walkways, lighting, signage, fencing, potable water well, septic system, fire routes, fire protection infrastructure, snow storage, garbage enclosures, stormwater infrastructure, Grand River Conservation Authority (GRCA) setbacks, and Ontario Ministry of Transportation (MTO) setbacks.
- **Site Grading Plan**, generally showing existing and proposed drainage patterns on the subject lands, and confirming legal drainage outlet.
- **Site Servicing Plan**, generally showing existing and proposed servicing infrastructure, including but not limited to potable water well, water lines, fire protection infrastructure, wastewater treatment and disposal system, sanitary sewers, storm sewers and stormwater management facilities.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction to limit impacts on surrounding areas and infrastructure.
- **Photometric Plan**, demonstrating how the site is to be illuminated in accordance with Township Standards.
- **Landscaping Plan and Tree Management Plan**, designed to illustrate existing and proposed plantings onsite and required restoration works for the property.
- **Spills Management Plan**, to document the control of potential spills on the property.
- **Functional Servicing and Stormwater Management Report**, detailing:
 - The existing conditions of the site and the nature of the proposed development.

- How the site will be serviced by potable water and wastewater servicing.
- How stormwater management will be provided for the site including stormwater quality, quantity, erosion control and water balance, as required by Township Standards, the GRCA and the MTO.
- Grading and drainage considerations, including overland flow route and legal outlet.
- Geotechnical and hydrogeological considerations.
- Transportation considerations.
- **Transportation Impact Study**, the terms of reference for the TIS were previously discussed by GEI (formerly GM BluePlan Engineering) and R.J. Burnside in 2022. Due to the time that has passed, the terms of reference for the TIS should be discussed further with the Township Transportation Consultant and the MTO before commencement.
- **Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

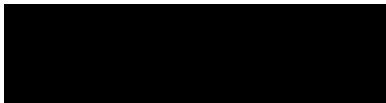
The above requirements are subject to change based discussions at the pre-consultation meeting. Updated comments will be provided following the meeting if necessary.

Please note that all engineering drawings and reports shall be stamped by a qualified Professional Engineer.

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

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer



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

519.822.6839
info@aboutdng.com
www.aboutdng.com

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

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

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

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

EXPERT OPINION
LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

February 17, 2026

Our Project #: AA21-049A-031

Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: McLean Rd W & Hwy 401, Township of Puslinch
Request for Comprehensive Pre-consultation for minor variance
Ecological Constraint Review**

About & Associates Inc. has been retained by the Township of Puslinch to complete an Ecological Constraint Review of the pre-consultation documents and discuss the following applications:

1. Site Plan Control: to permit the development of an industrial building at the north end of the site.
2. Removal of the Holding symbol.
3. Application to permit outdoor storage in the south portion of the Site.

The plan submitted includes the proposed construction of an industrial building, Storm Water Management Pond, parking, trailer parking, and Wastewater Treatment Facility. We have reviewed the following documents as part of our assessment:

- Request for Comprehensive Pre-Consultation Puslinch Industrial Complex, McLean Road and Highway 401,
- Aerial photography of the subject site,
- Conceptual Site Plan, Puslinch Industrial Complex, McLean Rd. W, Puslinch, ON, CAN, Ware Malcomb, January 19, 2026,
- Township of Puslinch committee of adjustment, notice of decision, File Number: D13/BRO Hearing Date April 12, 2022,
- Wellington County Draft Natural Heritage System Mapping, accessed February 12, 2026,
- GRCA mapping, accessed February 13, 2026,
- Natural Heritage Information Center, Make-a-Map, accessed February 12, 2026.

Our review, (table 1) has identified the following regarding the presence of ecological constraints or concerns and policy considerations on the property, as they relate to the proposed site plan at the property located at McLean Rd and Hwy 401. Figure 1, identifies the location of natural heritage features, if they occur, in the vicinity of the property and within 120m.

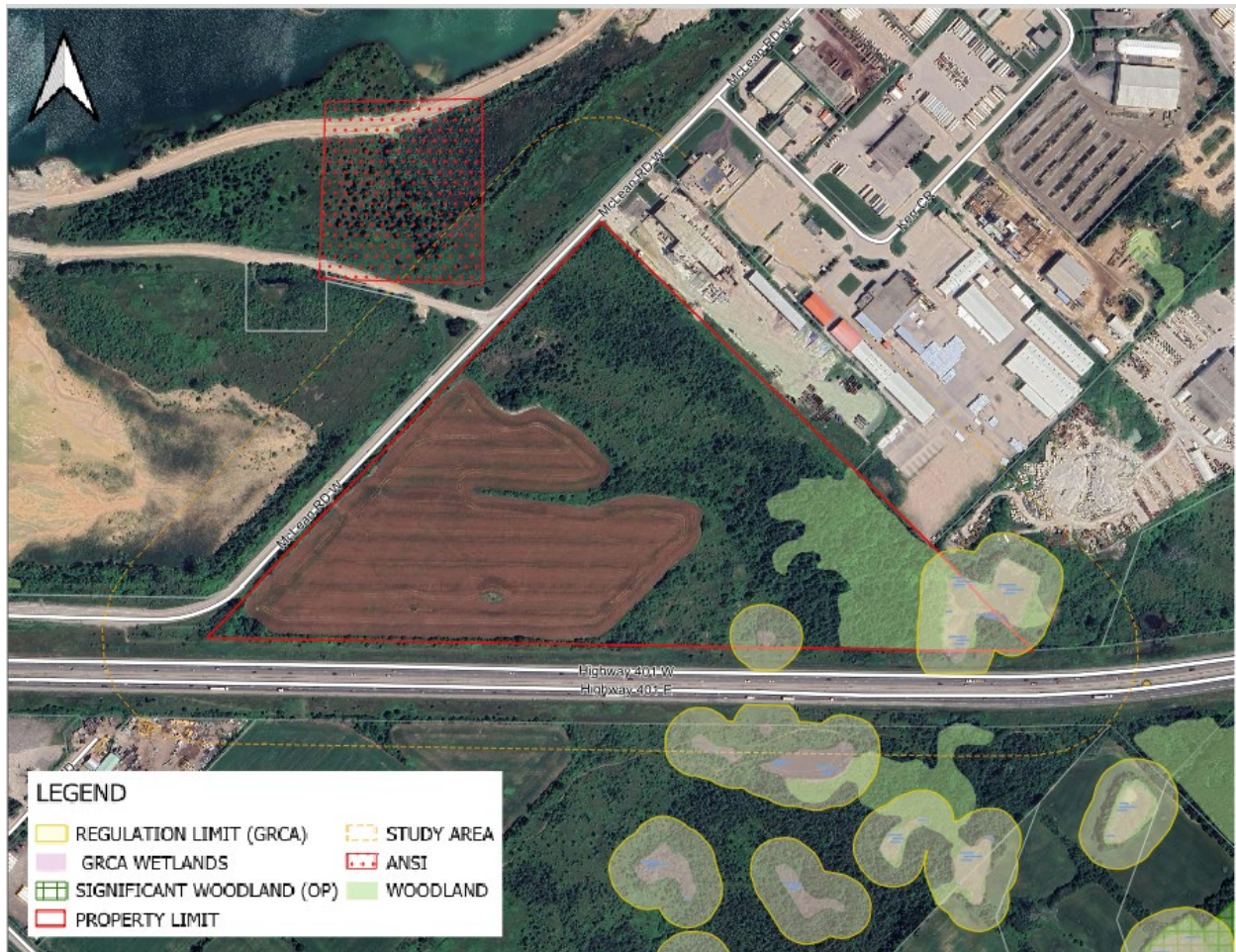


Figure 1. Property Limits & Adjacent Lands

Table 1. Ecological Constraints & Policy Considerations

Legislation	Policy constraint present	Study Requirement
Fisheries Act, 1985	No watercourses are identified as present within 120m of the property.	None identified.
Species at Risk Act, 2002	No federal lands, regulated under SARA, are present within 120m of the study area. Migratory Bird Species at Risk listed under SARA may be present within the subject and adjacent lands. No watercourse feature within the study area.	Breeding Bird surveys
Endangered Species Act, 2007	Our Species at Risk review of the NHIC 1km squares, has identified the following Species listed under the ESA within 1km of the subject property: • Eastern Meadowlark • Bobolink • Butternut • Smooth Yellow False Foxglove Additionally, bat species at risk may occur anywhere with trees and/or shrubs meeting their habitat requirements and tree species at Risk, including Black Ash may occur in wetland habitat. Per our desktop review, habitat for Species at Risk listed under the ESA may be present within the subject and adjacent lands, a fulsome field assessment is required as part of an Environmental Impact Study (EIS).	Breeding Bird Surveys, 2-season botanical assessment, bat maternity & roosting habitat assessment, ecological land classification.
Provincial Planning Statement, 2024	The MNR Make a Map: Natural Heritage Areas mapping identifies the following within the property limits: • Natural Heritage System, • Woodlands, • Unevaluated Wetland and, • the Drumlin Outwash Gravel Regional Earth Science ANSI The following species of conservation concern were identified for the NHIC squares within 1km of the subject lands: • Double-striped Bluet • Midland Painted Turtle • Eastern Wood-pewee • Grasshopper Sparrow • Snapping Turtle • Floating Crystalwort • Eastern Milksnake	Woodland dripline and wetland delineation. Significant Wildlife Habitat Assessment, breeding bird survey, 2-season botanical assessment.

Legislation	Policy constraint present	Study Requirement
Ontario Regulation 41/24	The property includes lands within the GRCA regulated area, including unevaluated Wetlands.	Wetland delineation & confirmation.
Wellington County OP, December 2025 Consolidation	The Wellington County Official Plan Schedule B7 identifies the property as Secondary Agriculture with Core Greenlands occurring within the subject lands to the southeast. The Wellington County Natural Heritage System Draft mapping identifies proposed NHS and enhancement linkages within the subject and adjacent lands to the property.	A scoped EIS is required to confirm the limits of the Core Greenlands and impacts and mitigation requirements to the Core Greenland features.
Township of Puslinch Comprehensive Zoning By - Law No. 023-18	Per the Township of Puslinch Zoning By-law, the subject property is zoned Agricultural (A) and Natural Environment (NE) and Environmental Protection Overlay occur within the subject lands.	A scoped EIS may be required to confirm impacts and mitigation requirements to the Natural Environment for any proposed development within 30m of the NE zone.

Our review of the pre-submission application and our background review have determined that, with respect to ecological considerations, the proposed zoning amendment may not conform to the policies of the PPS, ESA, SARA, County Official Plan, and the Township Zoning By-Law.

Per section 5.6.7 Greenland Mapping, of the Wellington County Official Plan, the mapping identifying Core Greenlands and Greenlands on various schedules to this Plan may need to be refined by more detailed mapping on individual sites. As it is unknown if wetland and woodland limits have been confirmed in the field by the appropriate authorities, and Woodlands on site may meet the requirements for Significant Woodlands under the County Official Plan, an EIS is required to confirm the limits of wetlands and woodlands and determine if woodlands within the subject lands meet the criteria for woodland significance. Additionally, woodlands, scrublands, agricultural areas and hedgerows within and adjacent to the subject property may provide habitat for Species at Risk birds, vegetation, and bats.

Per the Wellington County Official Plan, adjacent lands that may be applicable to the site include lands within 120 metres of significant habitat of endangered and threatened species, significant wildlife habitat, and significant woodlands, As well as adjacent lands within 30 metres of all other Core Greenlands and Greenland areas.

Where development is proposed on adjacent lands, the County or local municipality shall require the developer to identify the nature of the features potentially impacted by the development; 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, and 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.

Prior to any further zoning amendment, an Environmental Impact Study (EIS) should be completed by a qualified ecologist(s) to determine if the proposed zoning amendment is in compliance with the applicable policies and include the following field studies, at minimum:

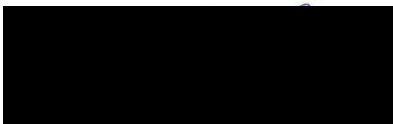
- Ecological Land Classification,
- 2 season botanical survey (spring and summer),
- Breeding Bird Surveys,
- Wetland Delineation and confirmation with the GRCA,
- Woodland significance assessment (County),
- Woodland delineation and confirmation with the Township and County (if applicable), and
- Bat Maternity & Roosting Habitat Assessment.

To ensure the proposed development has considered all impacts to the Natural Environment and appropriate mitigation has been identified.

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

Yours truly,

ABOUD & ASSOCIATES INC.



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

Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

Section 1: Property and Application Information

Property Address: Concession 7 Part Lot 26 & 27, Township of Puslinch

Application Type:

- ☐ Official Plan Amendment
☒ Zoning By-law Amendment
☒ Site Plan

- ☐ Plan of Subdivision
☐ Plan of Condominium
 Type: _____

Section 2: Documentation to be provided by the Risk Management Office

	Current Application	Site Plan Application	Not Required
Section 59 Notice	☐	☐	☒
Risk Management Plan	☐	☐	☒

Section 3: Documentation to be provided by the owner or their agents

	Current Application	Site Plan Application	Not Required
Appendix A: Contact & Proposal Information	☒	☐	☐
Drinking Water Threats Disclosure Report, including:	☐	☒	☐
a. Liquid Fuel Handling/Storage Spill Response Plan	☐	☒	☐
b. Winter Maintenance Plan	☐	☒	☐
c. Chemical/Waste Management Storage Spill Response Plan	☐	☒	☐
Hydrogeological Assessment Report	☐	☐	☒
Water Balance Assessment Report	☐	☒	☐
Recharge Infiltration Measures	☐	☐	☒
Functional Service Report – Source Protection Design	☐	☐	☒
Stormwater Management Report – Source Protection Design	☐	☐	☒
Record of Site Condition	☐	☐	☒
Phase 1 and/or Phase 2 Environmental Assessments	☐	☐	☒
Documentation: unused wells decommissioned per <i>O.Reg 903</i> *	☐	☒	☐
Confirmation if ECA, PTTW, or EASR required for property*	☐	☒	☐

*If unused wells are not present on the property, please confirm in a future submission. If no provincial approvals are required, please confirm.

Please see [Appendix B](#) for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA), Intake Protection Zone (IPZ), and Vulnerability Scores: ☐ None

WHPA ☐ A ☐ B ☐ C ☐ D ☒ Q Score ☐ 2 ☐ 4 ☐ 6 ☐ 8 ☐ 10

IPZ ☐ Q

Issue Contributing Area (ICA): ☒ None ☐ Chloride ☐ Trichloroethylene ☐ Nitrate ☐ Sodium

Significant Groundwater Recharge Area: ☒ Yes ☐ No

Highly Vulnerable Aquifer: ☐ Yes ☒ No

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,



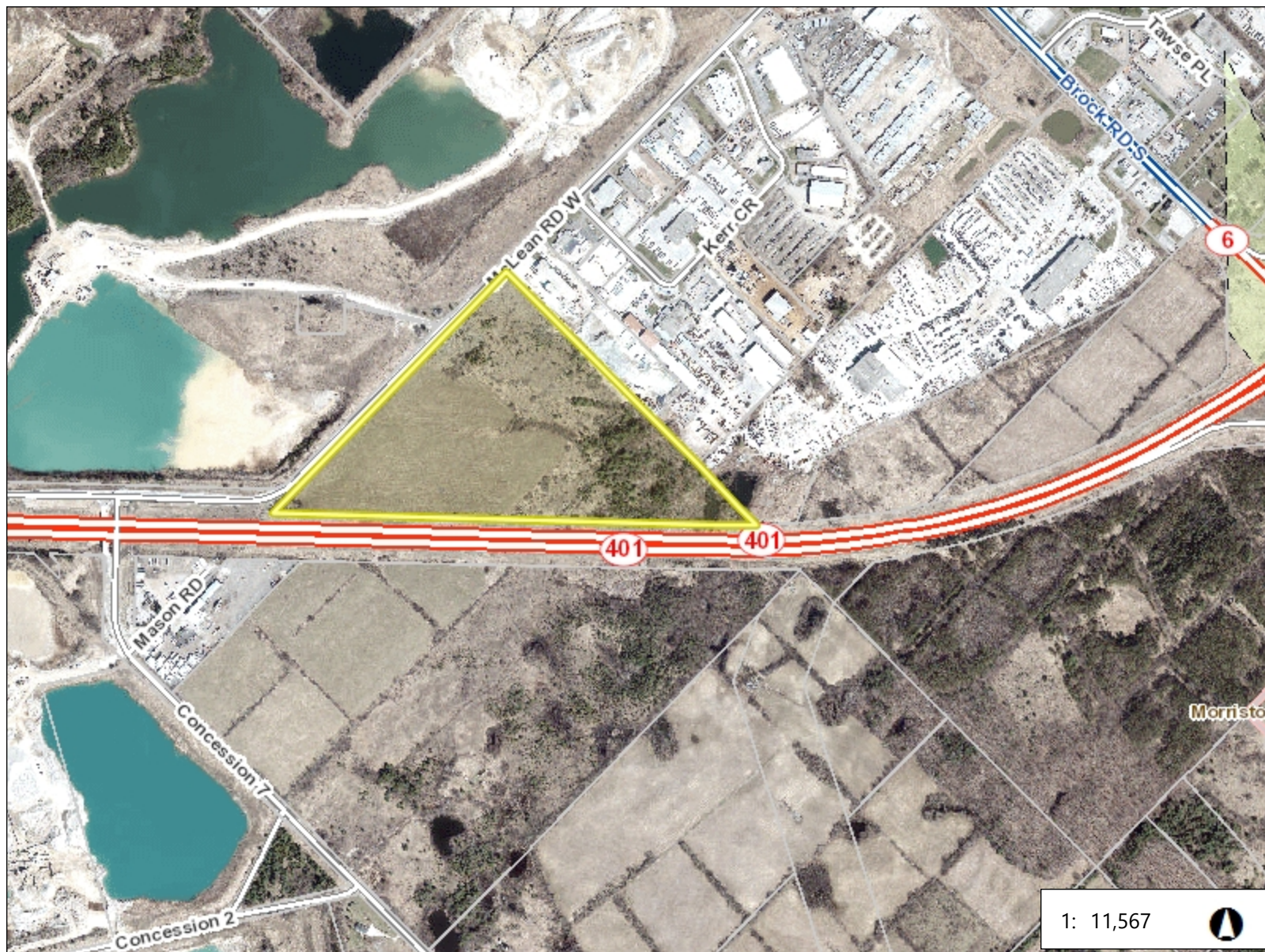
Feb 11, 2026

Keira Martinson, Source Protection Coordinator
519-846-9691 ext. 283
kmartinson@centrewellington.ca

Attachment: Vulnerable Area Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)
[Appendix B: Source Water Protection required document descriptions](#)
[Appendix C: Guidance documents](#)
[Appendix D: Water Balance Terms of Reference](#)

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as “not required”, based on the information provided at the time of application.

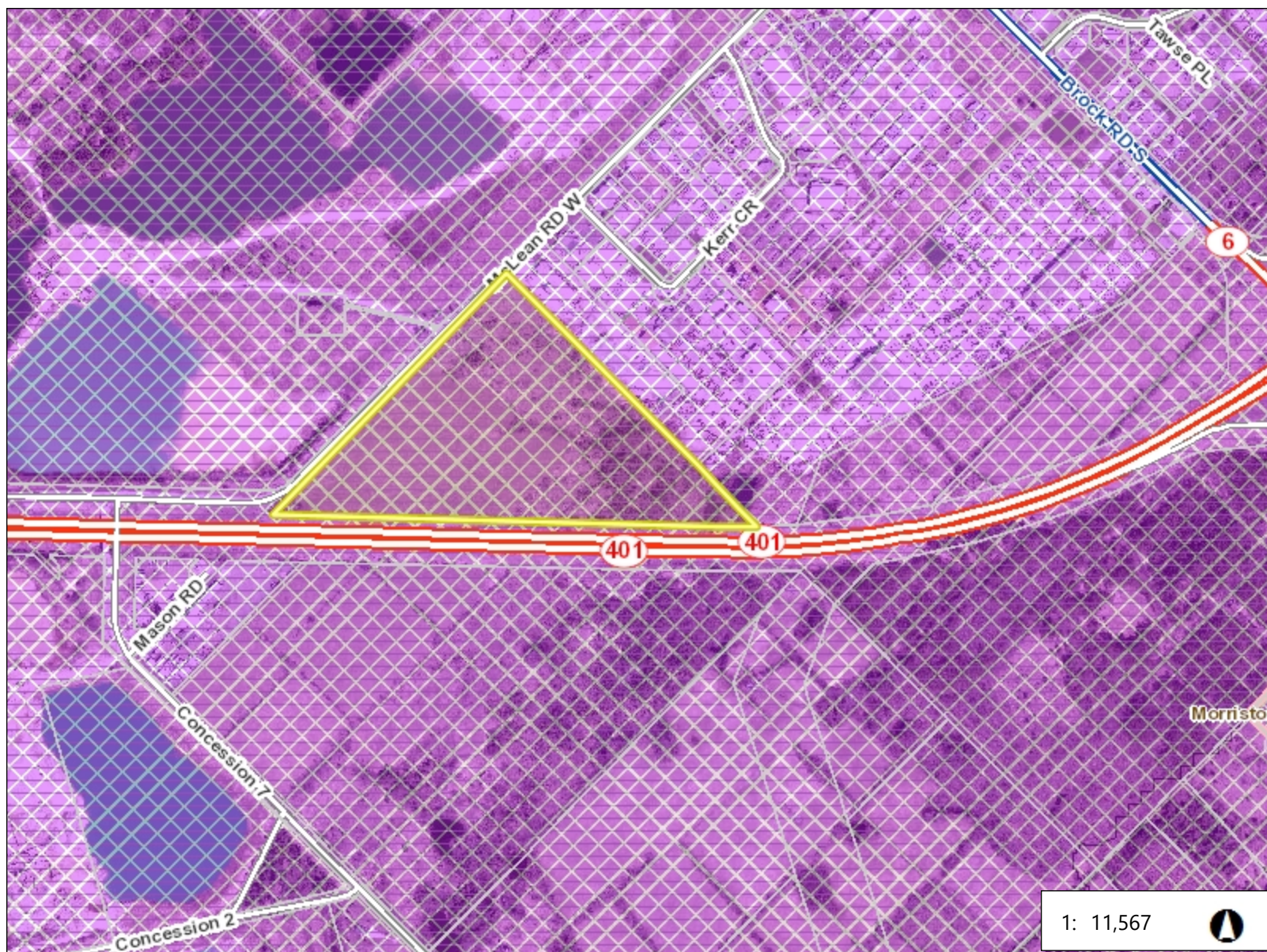


Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C); 2, B
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture

0.6 0 0.29 0.6 Kilometers

Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup
- WHPA Q1/Q2 Boundary
 - WHPA Q1/Q2
 - Approved
 - Draft
- SGRA
 - Prime Agriculture

1: 11,567



0.6 0 0.29 0.6 Kilometers

Notes



SALVINI
CONSULTING
Transportation Engineering and Planning

Salvini Consulting Inc.
185 Deer Ridge Drive
Kitchener, ON · N2P 2K5
519-591-0426
julia@salviniconsulting.com

February 17, 2026

Monika Farncombe
Planning and Corporate Services Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON · N0B 2J0

**Re: Pre-Consultation Request - Township Transportation Peer Review Comments
McLean Road West and Highway 401, Puslinch**

Dear Monika,

I have reviewed the pre-consultation materials submitted by WSP for an industrial development on McLean Road near Highway 401. The site will require a building and land use permit from MTO given its location adjacent to Highway 401 so we will need to involve our colleagues from MTO in the review of any transportation materials.

A Transportation Impact Study will be required to support the planning applications for the site. The applicant's transportation consultant should submit a proposed Terms of Reference for the study that will address considerations by the Township, the County and the MTO to me through the Township, and I will coordinate a Transportation Pre-Consultation meeting with the relevant transportation stakeholders and the applicant's transportation consultant to confirm the scope in advance of their doing the study. They are welcome to reach out to me to discuss the scope beforehand if they would like at the Township's discretion.

I notice the six driveway connections to McLean Road that are shown on the concept plan. It is unlikely that the Township will support that many driveway connections and the applicant is encouraged to consider how they can be consolidated.

I welcome the opportunity to work with the Township team and the development team on this site plan application as it proceeds.

Sincerely,

Julia Salvini, MEng, PEng, FITE
President

Cc: Mike Fowler and Justine Brotherston, Township of Puslinch
Pasquale Costanzo, Wellington County