THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 21, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A

DATE: Wednesday October 21, 2026
PUBLIC INFORMATION MEETING: 7:00 P.M.

Order of Business:

1. **Call the Meeting to Order**

2. **Disclosure of Pecuniary Interest & the General Nature Thereof**

3. **Purpose of Public Meeting**

4. **Reports/Applications**

4.1. **Zoning By-law Application D14-WAL (Wall) – property subdivision known as 4078 Highway 6 Township of Puslinch**
- 4.1.1. Application and Submissions – Puslinch.ca/ActiveZoning
- 4.1.2. Staff Public Meeting Report
- 4.1.3. Agency Comments – None
- 4.1.4. Written Public Comments – None

4.2. **Zoning By-law Application D14-PPL (Broccolini) – property location known as Mclean Rd W and Highway 401, Township of Puslinch**

- 4.2.1. Application and Submissions – Puslinch.ca/ActiveZoning
- 4.2.2. Staff Public Meeting Report
- 4.2.3. Agency Comments – None
- 4.2.4. Written Public Comments – None

5. **Adjournment**

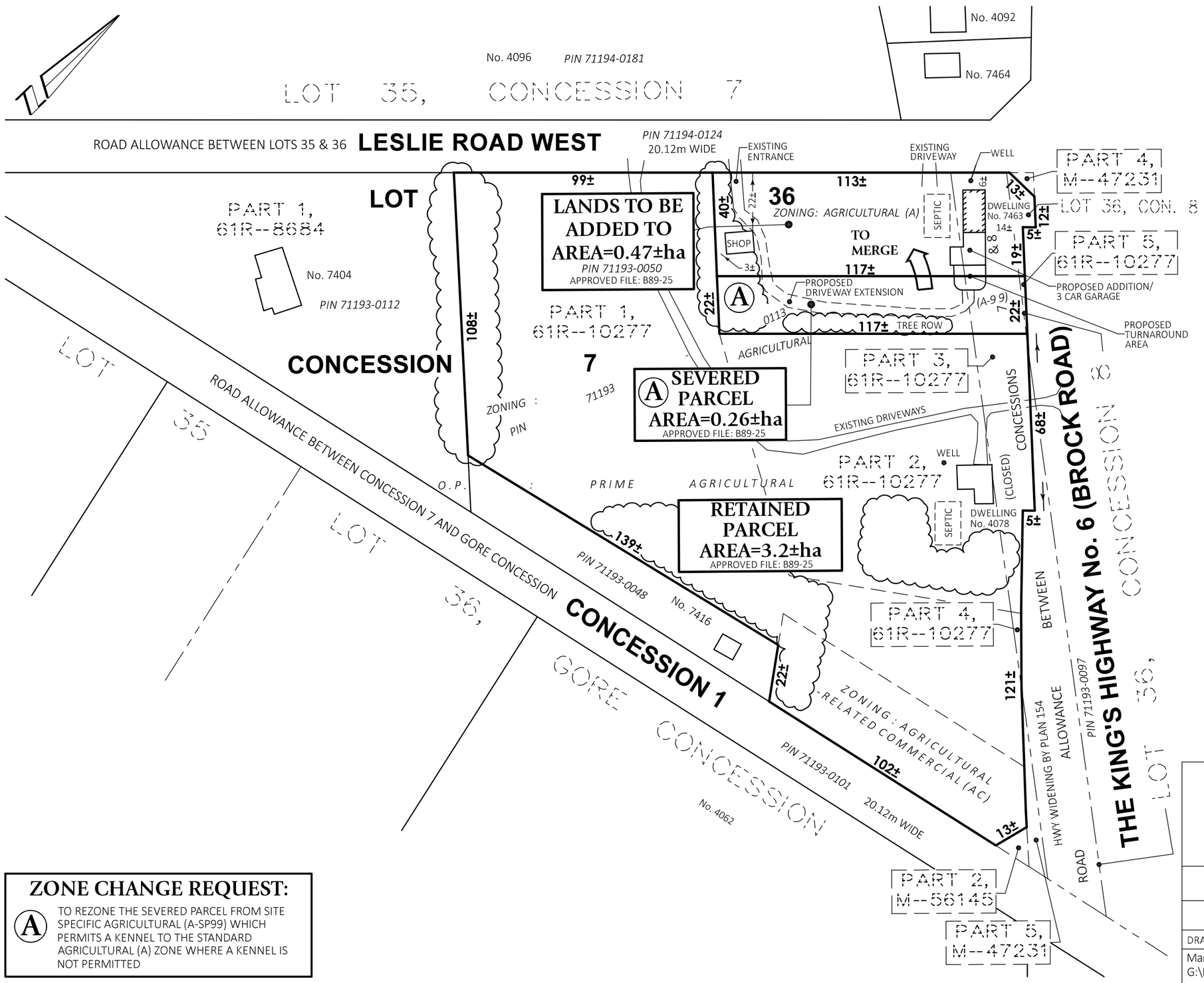
ZONE CHANGE SKETCH

PART OF LOT 36, CONCESSIONS 7 & 8 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.



ZONE CHANGE REQUEST:

A TO REZONE THE SEVERED PARCEL FROM SITE SPECIFIC AGRICULTURAL (A-SP99) WHICH PERMITS A KENNEL TO THE STANDARD AGRICULTURAL (A) ZONE WHERE A KENNEL IS NOT PERMITTED

KEYMAP:

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-99) AND AGRICULTURE-RELATED COMMERCIAL (AC).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. SUBJECT LANDS HAVE A COUNTY GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 1st DAY OF MAY, 2026

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34907-25

Mar 30, 2026-4:51:40 PM
G:\PUSLINCH\Con7\LOT36\ACAD\ZONE LOT 36 (GAUDET 34907-25) UTM-2010.dwg

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REPORT COR-2026-062

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	October 21, 2026
SUBJECT:	Zoning By-law Amendment Application 4078 Highway 6 Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 4078 Highway 6, 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 August 26, 2026, at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 4078 Highway 6 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 of complete application and public meeting to properties within a 120 metre buffer, in addition to all required agencies on September 14, 2026
- Statutory notice of public information statutory notice was circulated in Wellington Advertiser on September 17, 2026
- Application was presented to Planning and Development Advisory Committee for comments October 13, 2026
- Public Information Meeting – October 21, 2026

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, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

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

Respectfully submitted,	**Reviewed by:**
Monika Farncombe,	**Justine Brotherston,**
Planning and Corporate Services Coordinator	**Director of Corporate Services/Municipal Clerk**

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

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Max Fedchyshak, RPP, MCIP
Planning Lead & Partner
NPG Planning Solutions Inc.

Subject: Public Meeting
Zoning By-law Amendment Application D14-WAL
PT LOT 36, CON 7, TOWNSHIP OF PUSLINCH; PT LOT 36, CON 8, TOWNSHIP OF PUSLINCH; PT RDAL BETWEEN CONS 7 & 8, TOWNSHIP OF PUSLINCH, AS IN RO717929; TOWNSHIP OF PUSLINCH & PT LT 36, CON 7 & CON 8; PT RDAL BTN LT 36 CON 7 & 8 PUSLINCH AS IN ROS2478877 EXCEPT PT 1, 61R8684; PUSLINCH
7463 Leslie Road West & 4078 Highway 6, Puslinch

Meeting date: October 21st, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Zone Change Sketch
3 - Draft Zoning By-law by Applicant

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment Application (the "Application") for lands municipally known as 7463 Leslie Road West and 4078 Highway 6 ("The Subject Lands"). The purpose of the application for Zoning By-law Amendment (ZBA) is to rezone part of the Subject Lands from an Agricultural (A) Zone and an Agricultural Site-Specific Zone (A(sp99)) to an Agricultural Site-Specific Zone (A(spXX)). In addition, the applicant is proposing to amend the existing Agricultural Site-Specific Zone (A(sp99)) that would still apply to a portion of the Subject Lands.

The Application is required to fulfill conditions of Consent Application B89-25 related to an approved lot line adjustment to convey 0.26 hectares ("Severed Parcel" in **Attachment 2)** to a rural residential parcel (7463 Leslie Road West) which would ultimately become the "Merged Parcel". The retained 3.2 hectares of land ("Retained Parcel" in **Attachment 2)** would continue to be used for residential purposes and an existing kennel use.

The proposed ZBA would remove kennel as a permitted use and recognize existing non-compliances pertaining to maximum driveway width and minimum exterior side yard setbacks on the Merged Parcel. In addition, the Agricultural Site-Specific Zone (A(sp99)) applying to the Retained Parcel would be amended to establish a minimum setback from the kennel use to the new property line abutting the Merged Parcel.

A Public Meeting is scheduled for October 21st, 2026. 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 D14-WAL be received for information.

INTRODUCTION

The Subject Lands are approximately 3.93 hectares in total, and are irregular in shape. The Lands are legally described as Part of Lot 36, Township of Puslinch, Part of Lot 36, Concession 8; Part of Road Allowance between Concessions 7& 8, as in RO717929; Part of Lot 36, Concession 7 & 8; Part of Road Allowance between Lot 36 Concession 7 & 8 as in ROS2478877 Except Part 1, 61R8684; Township of Puslinch.

The Subject Lands consists of two (2) parcels of lands which are municipally known as 7463 Leslie Road West (the “Merged Parcel”) and 4078 Highway 6 (the “Retained Parcel”). The Merged Parcel is approximately 0.73 hectares in size with street frontage along Leslie Road West and Highway 6. It contains a single detached dwelling, and two accessory structures (a workshop, and a shed). The lands being severed and merged onto 7463 Leslie Road West are 0.26 hectares in size and do not contain any buildings and/or structures.

The Retained Parcel is approximately 3.2 hectares in size with street frontage along Leslie Road West, Highway 6 and Concession 1. The property contains a single detached dwelling and operates a kennel operation on the property.

The Subject Lands are located outside of the Grand River Conservation Authority’s (GRCA) regulation. In addition, there are no natural heritage features present on the Subject Lands.

Surrounding land uses consist of rural residential and agricultural uses to the north, east and west. In addition, there are industrial and rural residential uses to the south. An aerial of the property is included as **Attachment 1**.

PURPOSE

The Application is required to fulfill conditions of Consent Application B89-25 to facilitate a lot line adjustment between 4078 Highway 6 and 7463 Leslie Road West

The purpose of the ZBA is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to rezone the Merged Parcel from an Agricultural (A) Zone and Agricultural Site-Specific Zone (A(sp99)) to remove kennel as a permitted use and to address existing zoning deficiencies pertaining to minimum exterior side yard and maximum driveway width. In addition, the applicant is proposing to amend the Agricultural Site-Specific Zone (A(sp99)) applying to a portion of the Severed parcel to establish a minimum setback from the existing kennel use to the new property line abutting the Merged Parcel.

The Zone Change Sketch is shown on **Attachment 2**. 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 in **Attachment 3**.

REPORTS AND STUDIES SUBMITTED

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

- Zone Change Sketch prepared by Van Harten Surveying Inc., dated September 9, 2026;
- Opinion Letter prepared by Van Harten Surveying Inc., dated August 18, 2026;
- Draft Zoning By-law Amendment;
- Response to NPG Comment's prepared by Van Harten Surveying Inc., dated September 9, 2026;
- Instrument RO717929;
- Instrument ROS247877;
- Instrument WC510144;
- Instrument WC547999; and
- Pin Maps and Parcel Registers;

POLICY AND LEGISLATIVE FRAMEWORK

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. 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. 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.

Provincial and County Policies

The Subject Lands are within a Rural Area and are considered Prime Agricultural Areas as per the Provincial Planning Statement, 2024 (the "PPS"). The Subject Lands are designated Protected Countryside under Schedule 1 of the Greenbelt Plan. In addition, the Subject Lands are designated Prime Agricultural as per Schedule B7 of the Wellington County Official Plan.

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

4.3 Agriculture

4.3.2 Permitted Uses

1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

3. New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

4.3.3 Lot Creation and Lot Adjustments

2. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

Greenbelt Plan

3.1.3 Prime Agricultural Area Policies

For lands falling within prime agricultural areas of the Protected Countryside, the following policies shall apply:

1. *All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are permitted based on provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with and shall not hinder surrounding agricultural operations.*

3. *Non-agricultural uses may be permitted subject to the policies of*

sections 4.2 to 4.6. These uses are generally discouraged in prime agricultural areas and may only be permitted after the completion of an agricultural impact assessment.

4.5 Existing Uses

For lands falling within the Protected Countryside, the following policies shall apply:

1. *All existing uses are permitted.*

4.6 Lot Creation

For Lands falling within the Protected Countryside, the following policies shall apply:

e) Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas, including specialty crop areas, and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature; and…

County of Wellington Official Plan (July 2026)

6.4 Prime Agricultural Area

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

d)existing uses

e) single detached homes

n) kennels on existing lots of record

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

6.4.9 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

6.4.11 Kennels

Kennels may be allowed on existing lots of record and local zoning by-laws may establish criteria for these uses.

9.9 Greenbelt Policies (Erin and Puslinch)

9.9.4 Agricultural System

The Agricultural System of the Greenbelt Protected Countryside is comprised of prime agricultural areas and rural areas and includes direction to recognize connections to agriculture beyond the Greenbelt.

Prime Agricultural Area

Prime agricultural areas are those areas designated as such within municipal official plans. In Wellington County, prime agricultural areas are identified as Prime Agricultural on Schedules B2 and B7. For lands falling within the prime agricultural area of the Protected Countryside, the following policies shall apply:

- *Uses permitted shall be in accordance with Section 6.4 and Sections 9.9.9 through 9.9.11 of this Plan.*

9.9.11 Existing Uses

a) All existing uses lawfully used for such purpose on the day before the Greenbelt comes into force (December 15, 2004) are permitted.

b) Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed.

9.9.12 Lot Creation

For lands falling within the Protected Countryside, the following policies shall apply:

b) Lot creation is also permitted in the following circumstances:

iii. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature.

13.3 Zoning By-laws

Zoning by-laws will be amended to conform with the policies of this Plan. No - zoning by-law amendment will be passed that is not in conformity with this Plan.

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 Zoning By-law

According to Schedule 'A' of the Puslinch Zoning By-law the Subject Lands are zoned Agricultural (A), Agricultural Site-Specific Zone (A(sp99)), and Agriculture-related Commercial. As shown in **Attachment 3**, the applicant is proposing to rezone the Agricultural (A) Zone and Agricultural Site-Specific Zone (A(sp99)) applying to the Merged Parcel to an Agricultural Site-Specific Zone (A(spXX)). In addition, the applicant is proposing to amend the Agricultural Site-Specific Zone (A(sp99)) applying to a portion of the Retained Parcel.

The following table summarizes the applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

Zone	Site-Specific Provisions
Agricultural Site-Specific Zone A(sp(XX))	• Minimum exterior side yard setback for dwelling and shed of 6.5 m • Maximum driveway width for one driveway of 12 m • Maximum driveway width for Second Driveway of 8.0 m • Permitted uses shall be as set out in Table 11.1 (Agricultural Zone)

Zone	Site-Specific Provisions
Agricultural Site-Specific Zone A(sp(99))	• A kennel shall have a minimum setback of 50 m to the lot line abutting 7463 Leslie Road West

Section 4.4 contains provisions applicable to accessory uses, buildings and structures. Such as lot coverage, height and setback regulations. The aforementioned regulations are applicable to the Application.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – No outstanding concerns.
- Public Works, Parks and Facilities – No outstanding concerns.

NEXT STEPS

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

Respectfully Submitted,

Prepared by:

[redacted]

Isabella Brioso, BURPI
Planner
NPG Planning Solutions Inc.
ibrioso@npgsolutions.ca

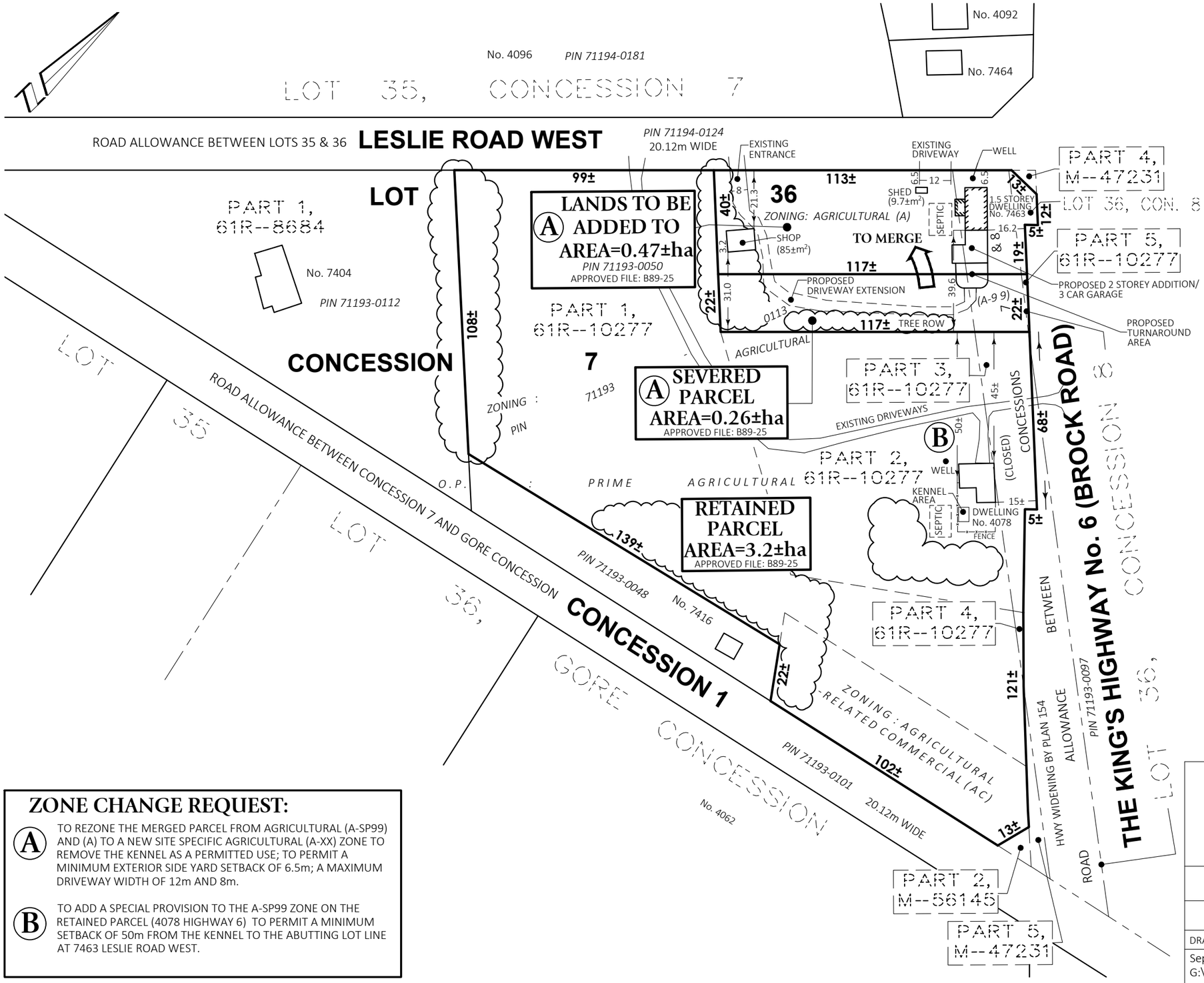
Reviewed and approved by:

[redacted]

Max Fedchyshak, MCIP, RPP
Planning Lead & Partner
NPG Planning Solutions Inc.
mfedchyshak@npgsolutions.ca

Attachment 1 - Aerial Map of Subject Lands

Attachment 2 - Zone Change Sketch



ZONE CHANGE REQUEST:

A TO REZONE THE MERGED PARCEL FROM AGRICULTURAL (A-SP99) AND (A) TO A NEW SITE SPECIFIC AGRICULTURAL (A-XX) ZONE TO REMOVE THE KENNEL AS A PERMITTED USE; TO PERMIT A MINIMUM EXTERIOR SIDE YARD SETBACK OF 6.5m; A MAXIMUM DRIVEWAY WIDTH OF 12m AND 8m.

B TO ADD A SPECIAL PROVISION TO THE A-SP99 ZONE ON THE RETAINED PARCEL (4078 HIGHWAY 6) TO PERMIT A MINIMUM SETBACK OF 50m FROM THE KENNEL TO THE ABUTTING LOT LINE AT 7463 LESLIE ROAD WEST.

ZONE CHANGE SKETCH

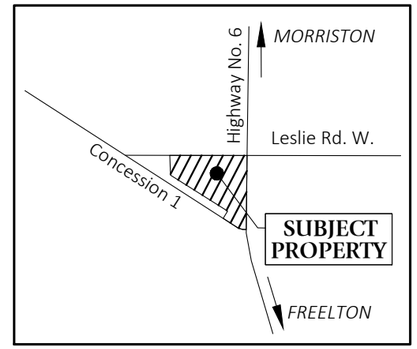
PART OF LOT 36, CONCESSIONS 7 & 8 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-99) AND AGRICULTURE-RELATED COMMERCIAL (AC).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. SUBJECT LANDS HAVE A COUNTY GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 1st DAY OF MAY, 2026 AND AMENDED ON SEPTEMBER 9, 2026.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34907-25

Sep 9, 2026-1:43:49 PM
G:\PUSLINCH\Con7\LOT36\ACAD\ZONE LOT 36 (GAUDET 34907-25) UTM-2010.dwg

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Attachment 3 - Draft Zoning By-law by Applicant

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects a portion of the property known municipally as: **4078 Highway 6**, and legally described as Part of Lot 36; and Part Road Allowance Between Lot 36; Concessions 7 & 8, as in ROS247877, Except Part 1, 61R-8684; Township of Puslinch, County of Wellington and;

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects the property known municipally as: **7463 Leslie Road West**, and legally described as Part of Lot 36; Concession 8 and Part Road Allowance Between Concessions 7 & 8, as in RO717929; Township of Puslinch, County of Wellington

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-18, as amended, is hereby further amended by changing the applicable zone on a portion of the lands denoted on Schedule 'A' attached, from Agricultural (A) and Site-Specific Agricultural (A-sp99) Zone to **Agricultural (A-XX) Zone**.

That Section 14 Site-Specific Special Provisions is amended by adding Special Provisions XXX as follows:

i) Minimum Exterior Sideyard Setback for Dwelling and Shed of 6.5m
ii) Maximum Driveway Width for One Driveway of 12.0m
iii) Maximum Driveway Width for Second Driveway of 8.0m
iv) Permitted Uses shall be as set out as in Table 11.1 (Agricultural Zone)

AND

By-law Number 023-18, as amended, is hereby further amended to include the following additional regulation to the applicable Agricultural (A-sp99) Zone:

i) A kennel shall have a minimum setback of 50m to the lot line abutting 7463 Leslie Road West.

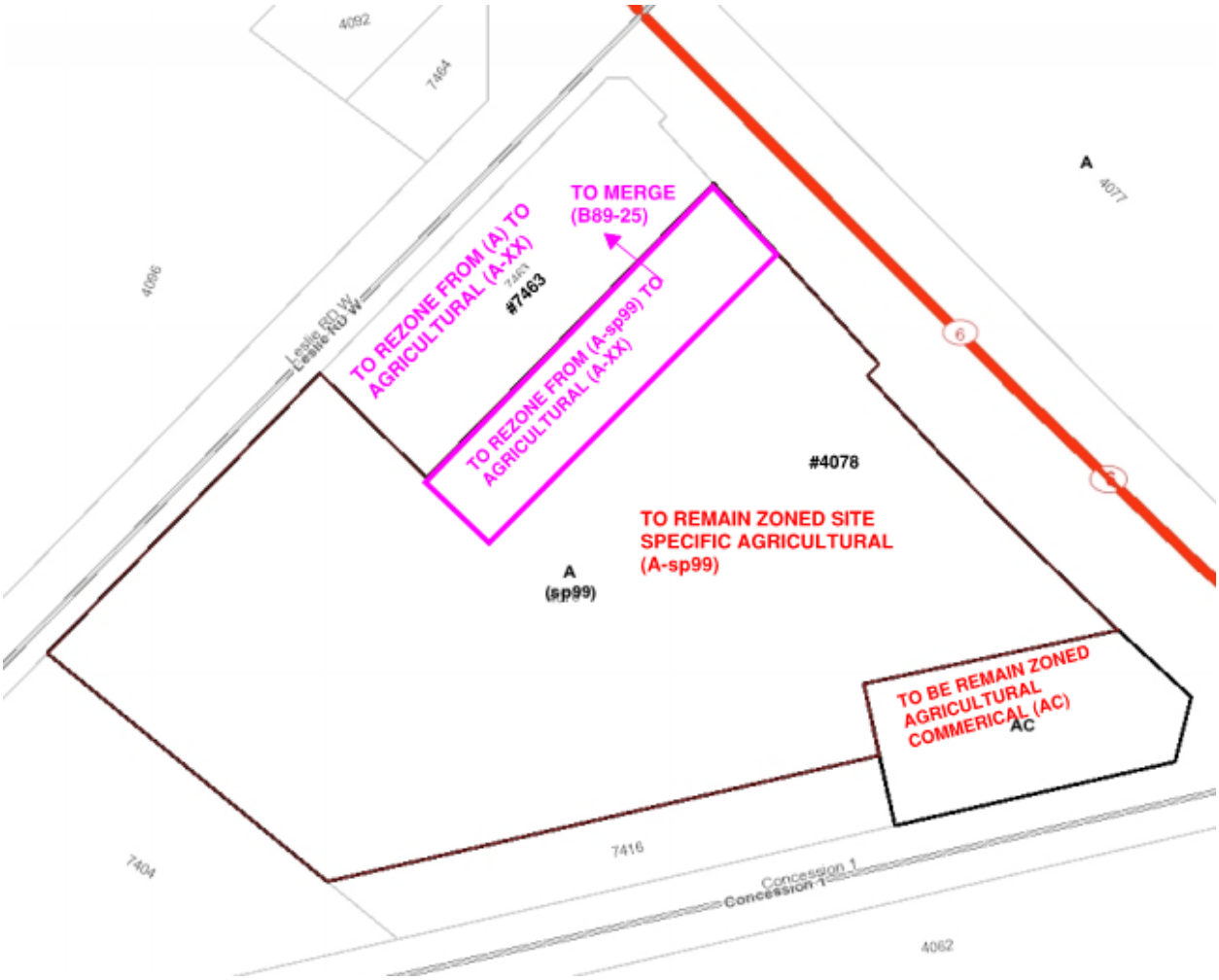
This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE A



PASSED this ____ day of _____, 2026.

_____ _____

MAYOR **CLERK**

Planning & Development Advisory Committee

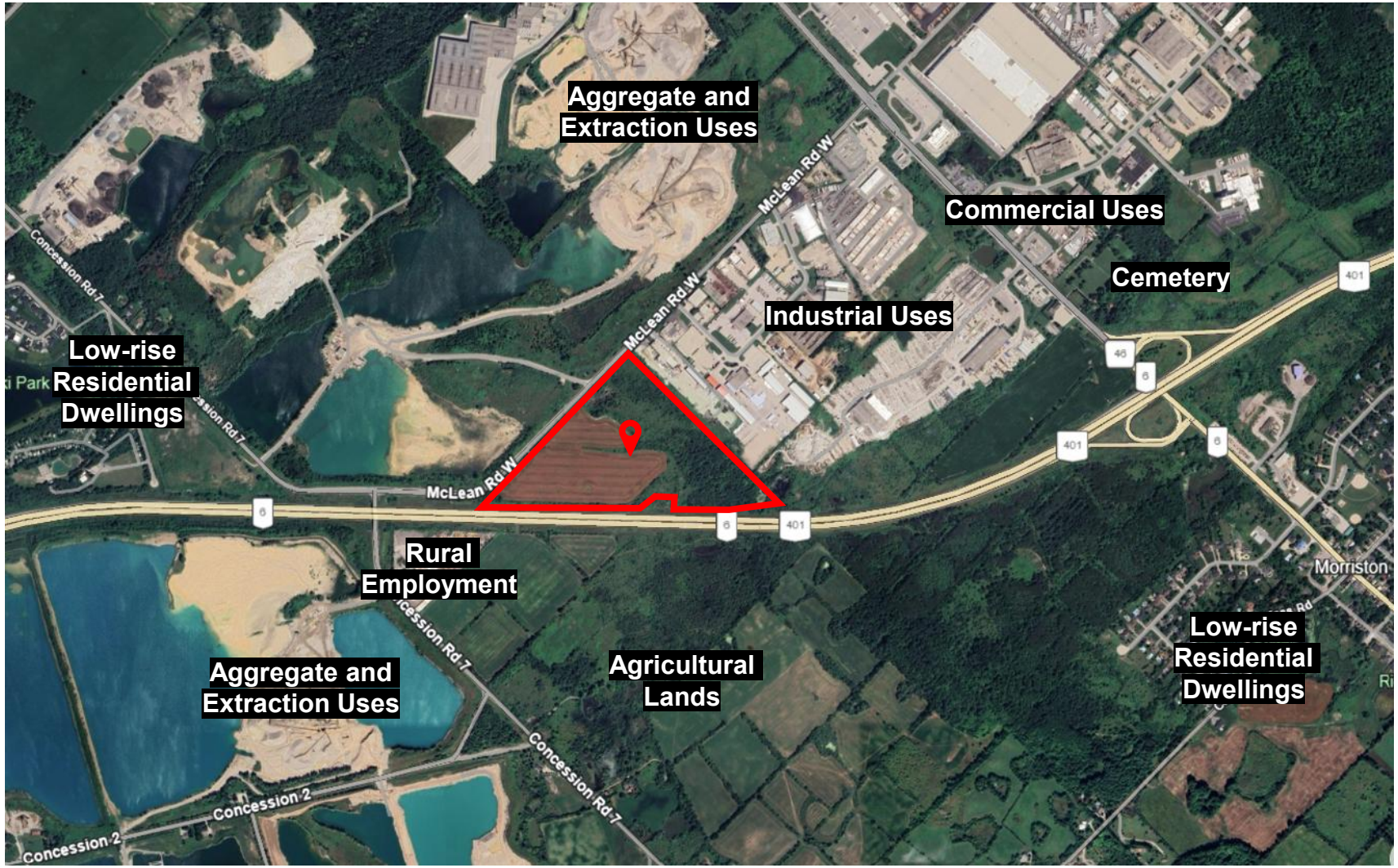
MCLEAN ROAD W. & HIGHWAY 401

APPLICATION FOR ZONING BY-LAW AMENDMENT

TOWNSHIP OF PUSLINCH, ON

October 13, 2026

Site Location & Context



1. Industrial use on McLean Road West (Nexcycle Ind).

2. Aberfoyle Metal Treators on Kerr Crescent.

3. Aggregate and Extraction Uses (CBM Aberfoyle).

4. Solvenski Cultural Association Park.

5. Commercial uses along Brock Road.

Legend

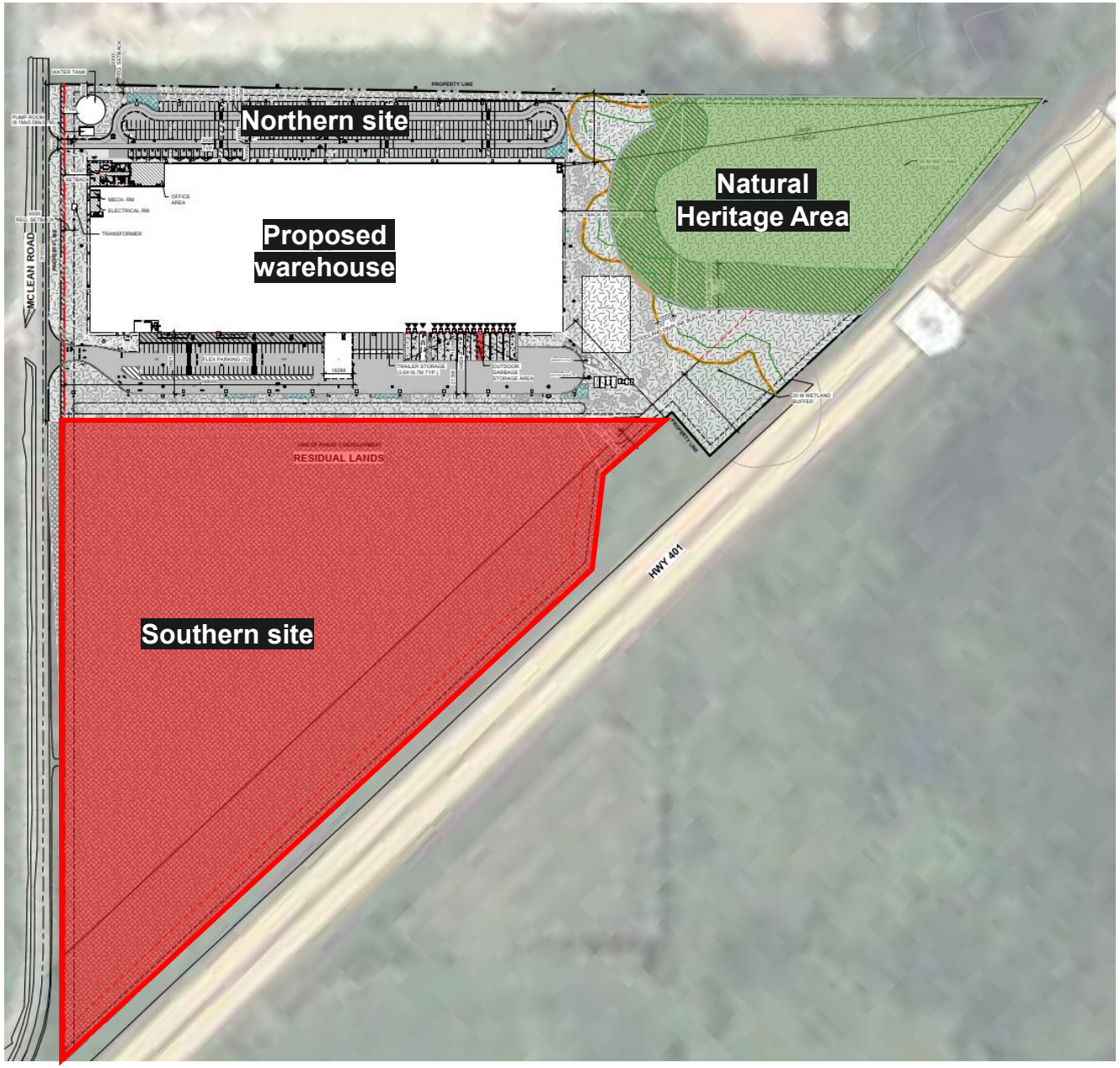
Subject Site

Subject Site

Southern Site: Zoning By-law Amendment to facilitate future industrial development, including outdoor storage and accessory retail uses.

Northern Site: Subject to existing site plan control application to permit an industrial warehouse (34,095 m²)

Natural Heritage Area: retained and protected from development with buffer

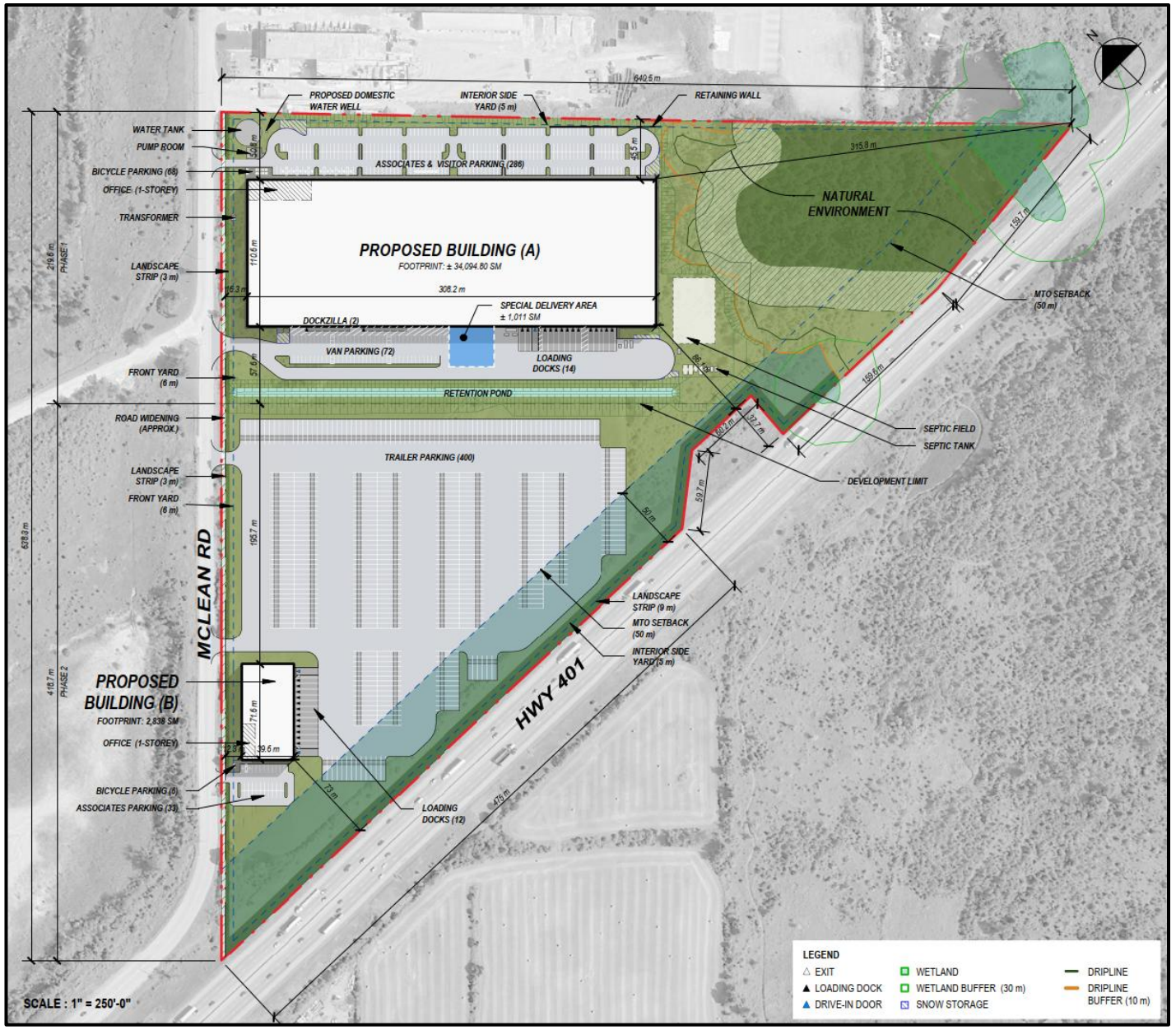


Site Plan of Subject Site

Development Concept

The proposed Zoning By-law Amendment will **facilitate the development of the southern part of the site**. Because no tenant has yet been identified, the ZBA requests expanded permissions that will provide **flexibility to meet the needs of a future development**.
The ZBA will permit:

- Industrial warehouse building (~2,838 m²).
- Outdoor storage and retail accessory to principal industrial use.
- Landscaping provided along McLean Road West and Highway 401
- Access from McLean Road West.



Development Concept

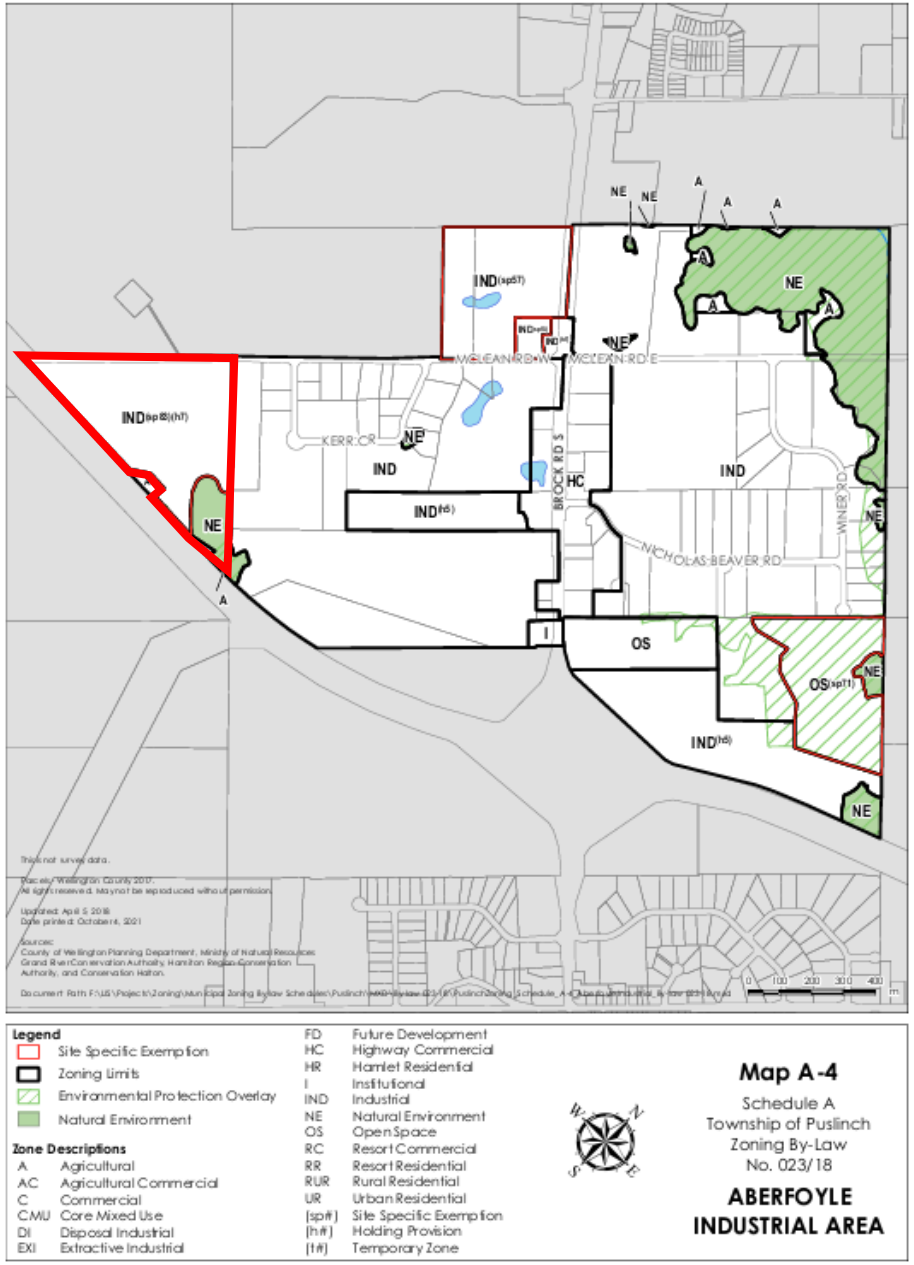
Application History & Current Status

Application Type	File Number	Status
Minor Variance	D13/BRO	**Approved** April 12, 2022
Zoning By-law Amendment	D14-PPL	**Under Review** Submitted June 25, 2026
Holding Provision Removal	D14-PPL	**Approved** August 26, 2026
North Site		
Site Plan Control Application	D11-PPL	**Under Review** Submitted June 9, 2026 Resubmitted on September 2, 2026
Conditional Building Permit (Site Services, Foundations & Footings, Shell)	TOP-2026-103 TOP-2026-104 TOP-2026-145	**Under Review** Submitted July 16 & September 16, 2026

Rendering of Proposed Warehouse (north part of site)

Existing Zoning

Zone	Industrial (IND) & Natural Environment (NE) (SP83)
Permitted Uses	Warehouse, dry industrial uses, service or repair establishment, accessory processing area, and transport terminal.
Approved Minor Variance (2022)	Although Site Specific Special Provision 83 prohibits outdoor storage areas and uses on the Site, the approved minor variance (D13/BRO) permits these uses with conditions. • Outdoor storage permitted within 20m of a lot line abutting a street • Loading docks permitted in the front yard facing McLean Rd • Outdoor storage permitted for trailer parking for short periods of time (<3 days) • Permission for short-term (< 3 days) truck trailer parking
Conditions	• Outdoor storage limited to transportation trailers to a maximum of 2.5 trailers per dock • Outdoor storage is temporary with a maximum duration of 4 business days per trailer • Outdoor storage must have a minimum setback of 6 m from McLean Rd. W. • Visual screening required through landscaping, fencing, berms or combination.



EXISTING ZONING: IND (SP 83) & NE

Zoning Bylaw Amendment

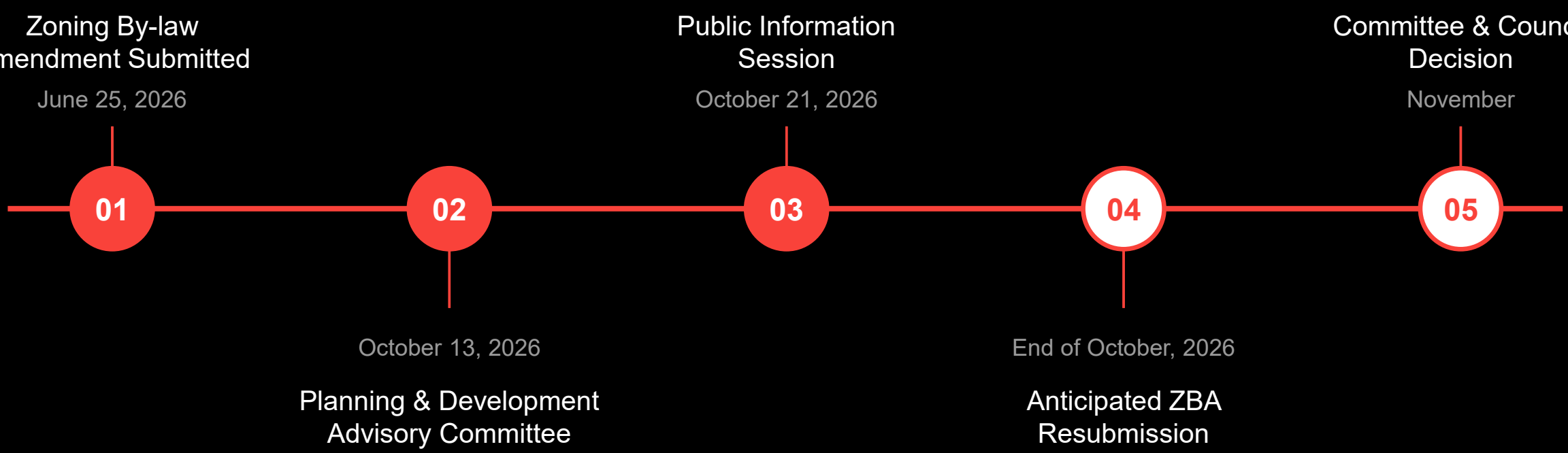
- Expanded outdoor storage permissions
- Storage permitted within 10m of a street line
- Storage greater than 25% of lot area
- Permit accessory retail associated with future industrial use

Planning Rationale

- Supports local employment and economic growth.
- Strategic location within Township Industrial Employment Area and adjacent to Highway 401.
- Outdoor storage is already permitted on the site.
- No visual impacts anticipated due to landscaping provided along both frontages.
- Natural heritage features will be protected.

Proposed Zoning
North: IND (SP83) | South: (SPXX)

Next Steps


Zoning By-law Amendment Submitted
June 25, 2026
01
02
October 13, 2026
Planning & Development Advisory Committee
Public Information Session
October 21, 2026
03
04
End of October, 2026
Anticipated ZBA Resubmission
Committee & Council Decision
November
05

THANK YOU

wsp.com

REPORT COR-2026-063

TO:	Mayor and Members of Council
PREPARED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
PRESENTED BY:	Monika Farncombe, Planning & Corporate Services Coordinator
MEETING DATE:	October 21, 2026
SUBJECT:	Zoning By-law Amendment Application McLean Rd W & 401 Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as Part Lots 26 & 27, Concession 7 (McLean Rd W & 401), 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 July 15, 2026, at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as Part Lots 26 & 27, Concession 7 (McLean Rd W & 401) 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 of complete application and public meeting to properties within a 120 metre buffer, in addition to all required agencies on September 14, 2026
- Statutory notice of public information statutory notice was circulated in Wellington Advertiser on September 17, 2026
- Application was presented to Planning and Development Advisory Committee for comments October 13, 2026
- Public Information Meeting – October 21, 2026

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, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities
This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use
The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment
This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

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

Respectfully submitted,	**Reviewed by:**
Monika Farncombe,	**Justine Brotherston,**
Planning and Corporate Services Coordinator	**Director of Corporate Services/Municipal Clerk**

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

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Max Fedchyshak, RPP, MCIP
Planning Lead & Partner
NPG Planning Solutions Inc.

Subject: Public Meeting – Broccolini
Zoning By-law Amendment Application D14-PPL
PT LT 26 & 27 CON 7 AS IN ROS174180 (SECONDLY) EXCEPT PART 1 EXPROPRIATION PLAN WC509722; TOWNSHIP OF PUSLINCH

Meeting Date: October 21, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 – Conceptual Site Plan
3 – Draft Zoning By-law by Applicant
4 - Excerpts of the Township of Puslinch Comprehensive Zoning By-law No. 023-18

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment Application (the "Application") for lands legally known as Part Lots 26 & 27 Concession 7 as in ROS174180 (Secondly) except Part 1 (the "Subject Lands") Expropriation Plan WC509722; Township of Puslinch, County of Wellinton. The purpose of the Application for Zoning By-law Amendment is to rezone a portion of the Subject Lands to permit an industrial building with an accessory retail use and an outdoor storage area for trailers.

A Public Meeting is scheduled for October 21, 2026. 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-PPL be received for information.

INTRODUCTION

The Subject Lands have frontage along McLean Road West and abut Highway 401. In addition, the Subject Lands are approximately 20.87 hectares in size and are generally triangular in shape. The Lands are legally described as Part Lots 26 & 27 Concession 7 as in ROS174180 (Secondly) Except Part 1 Expropriation Plan WC509722; Township of Puslinch, County of Wellinton.

There are provincially significant wetlands and woodlands on the southeastern portion of the Subject Lands. In addition, the southeastern portion of the Subject Lands is within the Grand River Conservation Authority's (GRCA) regulation limit.

The Subject Lands are presently vacant. Surrounding land uses consist of extractive and industrial uses. Directly north of the Subject Lands is an aggregate operation. There are industrial uses to the east of the Subject Lands, and the southern lot line of the Subject Lands abut Highway 401. An aerial of the property is included as **Attachment 1**.

PURPOSE

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 industrial building with an accessory retail use and an outdoor storage area for trailers on a portion of the Subject Lands.

The applicant is proposing to rezone 9.01 hectares of the Subject Lands (the southwestern portion) from an Industrial Site-Specific Zone (IND(sp83)) to an Industrial Site-Specific Zone (IND(spXX)) to permit the accessory retail use and the outdoor storage area. A Holding Provision (h7) previously applied to the Subject Lands. A separate application (D14-PPL Lift Holding) was submitted to remove the holding provision which was approved on September 16, 2026. Therefore, this holding provision no longer applies to the Subject Lands. Details of the proposed Zoning By-law

Amendment are included in subsequent sections of this report. The Conceptual Site Plan is shown on **Attachment 2**, while the Draft Zoning By-law provided by the Applicant is included in **Attachment 3.**

The Concept Plan shows an industrial development on the northern portion of the Subject Lands labelled “proposed building (A)”, however, this proposed development is not part of this Zoning By-law Amendment application. A concurrent Site Plan Control application (D11-PPL) has been filed to permit the proposed development on the northern portion of the Subject Lands.

REPORTS AND STUDIES SUBMITTED

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

- Conceptual Site Plan prepared by Broccolini, dated June 16, 2026;
- Draft Zoning By-law prepared by WSP, dated June 24, 2026;
- Planning Justification Report prepared by WSP, dated June 24, 2026;
- Environmental Impact Study prepared by NRSI, dated June 2026;
- Transportation Study prepared by R.J Burnside & Associates Limited, dated June 2026; and
- East Driveway Operation Analysis prepared by R.J Burnside & Associates Limited, dated June 17, 2026.

POLICY AND LEGISLATIVE FRAMEWORK

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*. 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. 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.

Provincial and County Policies

The Subject Lands are within a Rural Area and more specifically, Rural Lands as per the Provincial Planning Statement, 2024 (the "PPS"). The Subject Lands are designated Secondary Agricultural and Core Greenlands as per Schedule B7: Puslinch (Land Use) of the Wellington County Official Plan (County OP).

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

e) promoting diversification of the economic based and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources

g) conserving biodiversity and considering the ecological benefits provided by nature…

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.

4. 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.

3.6 Sewage, Water and Stormwater

1. Planning for sewage and water services shall:

b) ensure that 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, planner 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 alternation shall not be permitted in:

b) significant woodlands in Ecoregions 6E and 7E

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 their ecological functions.

County of Wellington Official Plan (Last Updated July 2026)

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

4.2.3 Variety

The County will encourage a variety of employment opportunities in a variety of locations. Opportunities for industrial, commercial and recreation activities will be

supported in appropriate locations. The majority of opportunities will occur in primary urban centres where full municipal services are available. 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.

4.9 Water Resources

4.9.3 Groundwater

It is the intent of this Plan that all development and site alteration shall be subject to the following policies to ensure water quality and quantity are not negatively affected. Specifically, it is the County's intent that the development of public and private uses will not:

- *Negatively impact groundwater recharge or discharge*
- *Impair groundwater or surface water quality*
- *Negatively impact municipal groundwater supply.*

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

b) protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;

c) ensure that development meets provincial water quality objectives;

d) ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated;

4.9.5.1 Vulnerable Areas

Identified vulnerable areas within the County include:

- *Wellhead Protection Areas (WHPAs);*

4.9.7 Paris and Galt Moraine Policy Area

4.9.7.1 Objectives

The Paris and Galt Moraine policies are intended to:

- *protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources; and*

4.9.7.2 Policy Direction

On lands in the Paris and Galt Moraines Policy Area on Schedule C that lie outside of Wellhead Protection Areas, the following shall apply:

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;

5.4 Core Greenlands

5.4.1 Wetlands

All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.

5.5 Greenlands

5.5.4 Woodlands

In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system. Woodlands of this size are important due to their contribution to the amount of forest cover on the County landscape. Exceptions

may include a plantation established and continuously managed for the sole purpose of complete removal at rotation without a reforestation objective, as demonstrated with documentation acceptable to the County.

In the Urban System, woodlands over 1 hectare are considered to be significant by the County and are included in the Greenlands System. Woodlands of this size are important due to their economic, visual and environmental contributions to the urban landscape.

Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.

Significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged and tree removal shall be subject to the Wellington County Forest Conservation By law.

Smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected.

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.

In other Core Greenlands areas, and in Greenlands areas, permitted uses and activities may include:

a) agriculture;

b) existing uses;

c) conservation;

d) *forestry;*

e) *aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning, licensing and the policies of this Plan;*

f) *open space; and*

g) *passive recreation.*

Other uses permitted in the applicable adjacent or underlying designation may be permitted.

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 when 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.

5.6.3 Adjacent Lands

For the purposes of this section of the Plan, adjacent lands are considered to be:

a) *lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands.*

b) *Lands within 50 metres of provincially significant Earth Science Areas of Natural and Scientific Interest;*

c) *Lands within 30 metres of all other Core Greenlands and Greenland areas.*

6.5 Secondary Agricultural Areas

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*

6.5.5 Commercial, Industrial & Institutional

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.*

6.5.7 Minimum Distance Formula

The provincial minimum distance formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

6.6 Mineral Aggregate Areas

6.6.2 Protection

In areas adjacent to or in the Mineral Aggregate Resource Overlay, development which would preclude or hinder new aggregate operations or access to the resource will only be allowed if:

a) resource extraction use would not be feasible;

b) the proposed development serves a greater long term public interest; in this case, reasonable efforts should be made to use the resource wherever practical;

c) issues of public health, public safety and environmental impact are addressed.

6.6.3 Existing Aggregate Operations

Existing licensed mineral aggregate operations are permitted and shall be recognized in Municipal zoning by-laws. Licensed aggregate operations are shown in Appendix 2 of this Plan. Expansion of an existing operation shall be subject to all policies of this Plan which would apply to new aggregate operations. These operations will be protected from new uses which would preclude or hinder their expansion or continued use, or which would be incompatible due to public health, public safety or environmental concerns.

9.8.4 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan identifies a Regionally Significant Economic Development Study Area in Puslinch. This area includes Secondary Agricultural lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if

necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.

9.8.6 Policy Areas

Puslinch contains the following policy areas and these are identified on the Land Use Schedules:

PA7-1 Puslinch Economic Development Area

The land identified as PA7-1 on Schedule B7 is known as the Puslinch Economic Development Area. This is an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale activities outside of concentrations elsewhere in the Township

Areas of existing or future extractive uses that are within the "Puslinch Economic Development Area" (PA7-1) should be considered for industrial, commercial, institutional and/or recreational activities or natural areas as after-uses when the extractive or aggregate-related activities have either ceased or are incorporated into an after-use. These specific after-uses are permitted without further amendment to this Plan, but subject to the applicable policies of this Plan. Consideration of any application to implement a permitted after-use will be made in the context of a co-ordinated secondary concept plan prepared by the proponents which primarily identifies a public road pattern and a surface drainage plan for the sub-drainage area within the areas used for extractive purposes in this policy area.

11.2.6 Rural System Servicing

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

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

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.

Zoning By-law 023-18

According to Schedule 'A' of the Puslinch Zoning By-law, the Subject Lands are zoned Industrial Site-Specific (IND(sp83), and Natural Environment (NE) with an Environmental Protection Overlay, and an Industrial Design Overlay. As shown in **Attachment 3**, the applicant is proposing to rezone a portion of the Subject Lands from Industrial Site-Specific (IND(sp83)) to an Industrial Site-Specific Zone (IND(spXX) with site-specific provisions. A Holding Provision (h7) previously applied to the Subject Lands. A separate application (D14-PPL Lift Holding) was submitted to remove the holding provision which was approved on September 16, 2026. Therefore, this holding provision no longer applies to the Subject Lands.

The following table summarizes the applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

Zone Category	Permitted Uses	Site-specific Provisions
Industrial Site-Specific (IND(sp(XX))	Additional Permitted Uses: • Accessory Retail	• A freestanding building shall have a minimum gross floor area of 2000 m2. • A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located within a Highway Setback area. • Buildings are not required to have an entrance facing Highway 401.

Zone Category	Permitted Uses	Site-specific Provisions
		Zoning Regulations for Accessory Retail: For the purpose of this bylaw, the following provisions apply to accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. Zoning Regulations for Outdoor Storage: For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area. • A Highway Setback area may be used for outdoor storage and parking that is not

Zone Category	Permitted Uses	Site-specific Provisions
		required by this By-law. Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.

The Puslinch Zoning By-law contains the following relevant regulations that will be applicable to the Application:

- Section 4.22 contains provisions applicable to outdoor storage uses and areas. Such as provisions regulating the location, setbacks, size and landscape screening of the outdoor storage area among other matters;

- Section 13.5 outlines the provisions applicable to lands located within the Industrial design overlay. Such as the location of entrances, screening of parking areas and loading spaces, landscaping buffers and prohibition of outdoor storage areas unless permitted in section 14.0 (Site-Specific Special Provisions) of the Puslinch Zoning By-law.

An excerpt of the Puslinch Zoning By-law is included in **Attachment 4** to provide regulations from section 4.22 and section 13.5, for information.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – There are outstanding technical comments related to the proposed outdoor storage use; the site plan; the Planning Justification Report; the Draft Zoning By-law; the Transportation Study; and the Environmental impact study.

- Planning and Development Advisory Committee (PDAC) – the application is

scheduled to be considered at PDAC on October 13. PDAC's comments will be provided to Council either in an Addendum to this report or in a future report for this proposal.

- Wellington Source Water Protection - No outstanding concerns.
- Traffic (Mosaic Mobility Group)- No outstanding concerns.
- Engineering (GEI Consultants) – Technical comments have been provided regarding site servicing with respect to the preliminary locations of the wastewater disposal system, potable water well, fire supply tank(s), and stormwater management facility.
- Ecology (Aboud & Associates Inc.) – Technical comments have been provided regarding the Environmental Impact Study related to assessment of potential hydrological impacts on present wetlands; updates to recommended mitigation measures; policy conformity; and revisions to maps and appendices.
- Hydrogeology (Harden Environmental) – No outstanding concerns.
- Building – No comments.
- Fire and Rescue Services – Technical comments have been provided regarding the Ontario Building Code and the preparation of a fire safety plan.
- Public Works, Parks and Facilities – No comments.
- By-law enforcement – No comments.

County Comments:

- Planning – The Township will need to be satisfied that the proposal conforms with the applicable policies of the County of Wellington Official Plan.

Agency Comments:

- GRCA – No outstanding concerns.

NEXT STEPS

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

Meeting.

Respectfully Submitted,

Prepared by:

Isabella Brioso, BURPI
Planner
NPG Planning Solutions Inc.
ibrioso@npgsolutions.ca

Reviewed and approved by:

Max Fedchyshak, MCIP, RPP
Planning Lead & Partner
NPG Planning Solutions Inc.
mfedchyshak@npgsolutions.ca

Attachment 1 - Aerial Map of Subject Lands

Wellington County

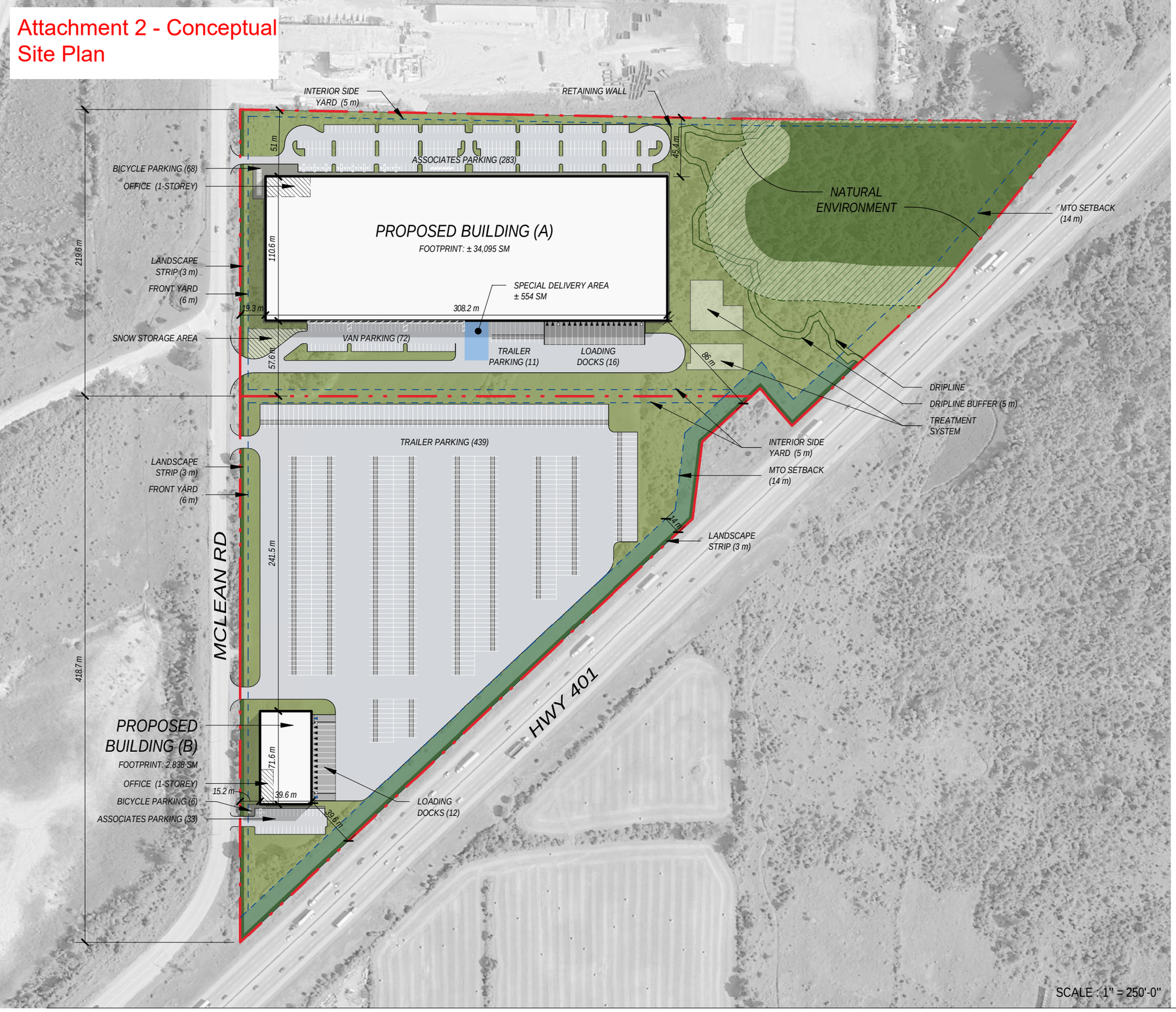
10/2/2026, 3:52:54 PM

1:6,000

0 295 590 1,180 ft

0 87.5 175 350 m

Attachment 2 - Conceptual Site Plan



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON

ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LAND AREA	AC	SF	SM
TOTAL LAND AREA	51.6	2,246,687	208,724.0
LOT DIVISION (SM)	LOT A	LOT B	TOTAL
LOT AREA	118,668.14	90,055.82	208,723.96
NATURAL ENVIRONMENT	29,891.02	-	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75	-	5,011.75
MTO SETBACK (14 M)	1,668.82	8,008.34	9,677.16
NET AREA (DEVELOPABLE AREA)	82,096.55	82,047.48	164,144.03
SETBACKS (M)	A	B	
FRONT	6	6	
INTERIOR SIDE	5	5	
EXTERIOR SIDE	15	15	
REAR	7.5	7.5	
LANDSCAPE STRIP (M)	A	B	
FRONT YARD	3	3	
ALONG HWY 401	3	3	
BUILDING HEIGHT	A	B	
CLEAR HEIGHT IN METERS	12.2	11	
BUILDING HEIGHT IN METERS	14.3	13.4	
BUILDING AREA (SM)	A	B	TOTAL
FOOTPRINT	34,094.80	2,838.19	36,932.99
WAREHOUSE	33,551.50	2,575.46	36,126.96
OFFICE (1-STOREY)	543.30	262.73	806.03
TOTAL AREA	34,094.80	2,838.19	36,932.99
RATIOS	A	B	TOTAL
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29	0.03	0.18
COVERAGE BASIS NET AREA	0.42	0.03	0.23
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60	13,954.89	43,809.49
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%	15.5%	24.5%
OUTDOOR STORAGE AREA (SM)	1,594.22	62,415.11	64,009.33
PARKING	A	B	TOTAL
PARKING REQUIRED BY CITY	232	33	265
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218	26	244
OFFICE (1 PER 40 SM)	14	7	21
BICYCLE PARKING (2 PER 1,000 SM)	68	6	74
PROPOSED PARKING (3 M X 6 - 6.1 M)	283	33	316
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16	2	18
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68	6	74
LOGISTICS	A	B	TOTAL
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16	12	28
DRIVE-IN DOORS 3.7 M X 4.3	-	2	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11	439	450
VAN PARKING (3 M X 6.1 M)	72	-	72
SPECIAL DELIVERY AREA (SM)	553.70	-	553.70

LEGEND

△ EXIT

▲ LOADING DOCK

▲ DRIVE-IN DOOR

PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT A (SM)	
LOT AREA	118,668.14
NATURAL ENVIRONMENT	29,891.02
DRIPLINE & 5 M BUFFER	5,011.75
MTO SETBACK (14 M)	1,668.82
NET AREA (DEVELOPABLE AREA)	82,096.55
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING A
FOOTPRINT	34,094.80
WAREHOUSE	33,551.50
OFFICE (1-STOREY)	543.30
TOTAL AREA	34,094.80
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.29
COVERAGE BASIS NET AREA	0.42
LANDSCAPE OPEN SAPCE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	29,854.60
LANDSCAPE OPEN SPACE COVERAGE, , EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	33.6%
OUTDOOR STORAGE AREA (SM)	1,594.22
PARKING	
PARKING REQUIRED BY CITY	232
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	218
OFFICE (1 PER 40 SM)	14
BICYCLE PARKING (2 PER 1,000 SM)	68
PROPOSED PARKING (3 M X 6 - 6.1 M)	283
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	16
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	68
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	16
DRIVE-IN DOORS 3.7 M X 4.3	-
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	11
VAN PARKING (3 M X 6.1 M)	72
SPECIAL DELIVERY AREA (SF)	553.70

LEGEND
△ EXIT
▲ LOADING DOCK
▲ DRIVE-IN DOOR

SCALE : 1" = 175'-0"

PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT | MCLEAN RD., PUSLINCH ON
ZONE: INDUSTRIAL ZONE - IND (h7) (sp83) & NATURAL ENVIRONEMNT - NE

LOT B (SM)	
LOT AREA	90,055.82
NATURAL ENVIRONMENT	-
DRIPLINE & 5 M BUFFER	-
MTO SETBACK (50 m)	24,534.32
NET AREA (DEVELOPABLE AREA)	65,521.50
SETBACKS (M)	
FRONT	6
INTERIOR SIDE	5
EXTERIOR SIDE	15
REAR	7.5
LANDSCAPE STRIP (M)	
FRONT YARD	3
ALONG HWY 401	3
BUILDING HEIGHT	
CLEAR HEIGHT IN METERS	12.2
BUILDING HEIGHT IN METERS	14.3
BUILDING AREA (SM)	BUILDING B
FOOTPRINT	2,838.19
WAREHOUSE	2,575.46
OFFICE (1-STOREY)	262.73
TOTAL AREA	2,838.19
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 0.75)	0.03
COVERAGE BASIS NET AREA	0.04
LANDSCAPE OPEN SPACE AREA, EXCLUDING NATURAL ENVIRONMENT (SM)	25,610.70
LANDSCAPE OPEN SPACE COVERAGE, EXCLUDING NATURAL ENVIRONMENT (MIN. 15%)	28.4%
OUTDOOR STORAGE AREA (SM)	58,461.25
PARKING	
PARKING REQUIRED BY CITY	33
INDUSTRIAL USE (FIRST 10,000 SM: 1 PER 100 SM, OVER 10,000 SM: 1 PER 200 SM)	26
OFFICE (1 PER 40 SM)	7
BICYCLE PARKING (2 PER 1,000 SM)	6
PROPOSED PARKING (3 M X 6 - 6.1 M)	33
INCLUDING BARRIER-FREE PARKING (3.6 M X 6 - 6.1 M)	2
PROPOSED BICYCLE PARKING (0.6 M x 1.8 M)	6
LOGISTICS	
LOADING DOCK DOORS 2.7 M X 3 M @ 4.3 M C/C	12
DRIVE-IN DOORS 3.7 M X 4.3	2
TRAILER PARKING 3.7 M X 18.3 M @ 3.7 C/C	418

LEGEND
△ EXIT
▲ LOADING DOCK
▲ DRIVE-IN DOOR

N

Attachment 3 - Draft Zoning By-law by Applicant

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER ____-2026

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. A BY-LAW TO AMEND BY-LAW NUMBER 023/18, 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 Section 34 of the Planning Act, R.S.O. 1990 as amended;

   NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

2. THAT Schedule “A” of By-law 023/18 is hereby amended by rezoning Part of Lots 26 and 27 Concession 7 from INDUSTRIAL SITE SPECIFIC PROVISION 83 (IND (sp83) (h-7)) and NATURAL ENVIRONMENT to INDUSTRIAL (IND (h-7)), INDUSTRIAL SITE SPECIFIC PROVISION (IND (spXX) (h-7)) and NATURAL ENVIRONMENT as shown on schedule “A” of this By-law;

3. THAT Table 14.1, Site Specific Special Provisions of By-law 023/18 is amended by adding the following Site Specific Provision:

No.	Zone Designation	Additional Permitted Uses	Prohibited Uses	Site Specific Special Provision
##	IND	Accessory Retail	n/a	A freestanding building shall have a minimum gross floor area of 2000 m^2. A planting strip of not less than 3 m in width shall be provided along the entire length of the subject lot abutting Highway 401. The planting strip may be located

				within a Highway Setback area. Buildings are not required to have an entrance facing Highway 401. **Zoning Regulations for Accessory Retail:** For the purpose of this by-law, the following provisions apply to Accessory retail: • Accessory retail shall occupy a maximum of 25 percent of the floor area of the principal use. • Accessory retail shall only be permitted if appropriate individual on-site water and sewage services are available for the lot. **Zoning Regulations for Outdoor Storage:** For the purpose of this by-law, the following provisions apply to outdoor storage: • The outdoor storage area may exceed 25 percent of the total lot area; • Outdoor storage uses and areas are permitted within the rear yard, interior side yard and exterior side yard; • Outdoor storage is permitted within 10 metres of a lot line abutting a street; • Shipping containers shall be permitted within an Outdoor Storage area.

				• A Highway Setback area may be used for outdoor storage and parking that is not required by this By-law. Notwithstanding any other provision of this By-law, lands zoned IND (sp83)(h7), IND (SPXX)(h7) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication.

4. Notwithstanding any other provision of this By-law, lands zoned IND, IND (SPXX) and NE of Concession 7 Front Part lots 26 and 27 shall be deemed to be one (1) lot for zoning purposes, regardless of any consent, severance, subdivision, easement, or land dedication. 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.

READ A FIRST AND SECOND TIME THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

READ A THIRD TIME AND PASSED THIS ___ OF X, 2026.

_____ _____

MAYOR CLERK

Brocolinni Puslinch ZBLA

File #

Legend

Subject Lands

Industrial

Natural Environment

Township of Puslinch - By Law No: XX-XXXX

Not To Scale

2026-06-16

v. Notwithstanding subsection (iv), if the **outdoor display and sales area** is temporary, it may occupy up to 10 percent of the **parking spaces** required by this By-law.

b. For the purposes of this Section, temporary shall mean a period not to exceed 60 days in a calendar year.

4.22 OUTDOOR STORAGE USES AND AREAS

a. Where an **outdoor storage uses and areas** are permitted by this By-law, the following provisions shall apply:

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

ii. No **outdoor storage area** shall be located closer than two (2) metres to any **lot line**;

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**;

iv. The **outdoor storage area** shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the **Township**;

v. No materials (other than machinery and equipment) in an **outdoor storage area** shall exceed six (6) metres in **height**;

vi. The storage of derelict or scrap **motor vehicles** or machinery and appliances or equipment in an **outdoor storage area** shall be prohibited;

vii. An **outdoor storage area** is not permitted within any **yard** abutting a Residential **Zone** boundary;

viii. Any **outdoor storage area** shall be maintained as **landscaped** open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and

ix. Notwithstanding subsection (viii), no **outdoor storage area** shall be considered part of any **landscaped** open space required herein.

b. Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a **lot** whereon the principal use is an **agricultural use**.

c. Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an **outdoor storage area** of any part of a **lot** for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.

iii. An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations;

iv. Uses associated with the disposal, manufacture, treatment, or storage of hazardous substances.

e. Additions or enlargements to **buildings** or **structures existing** on the date of passage of this By-law will be permitted up to a maximum of fifty (50) percent of the **existing** ground **floor area** with flood proofing measures approved by the **Township** in consultation with the Grand River **Conservation Authority**.

13.5 INDUSTRIAL DESIGN ZONE OVERLAY

In accordance with the 2008 Puslinch Design Guidelines Study, it is a goal of the **Township** to provide a high level of design for industrial development visible from Provincial highways and arterial **streets**. Therefore, lands that are identified on Schedule B-4 of this By-law shall be subject to the following special regulations:

a. All uses permitted in the IND **zone** shall be permitted provided they are within a wholly enclosed **building** and with no **outdoor storage areas**. Notwithstanding this requirement, **outdoor storage** is permitted where specifically recognized in Section 14.0 Site-Specific Special Provisions.

b. **Buildings** shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.

c. **Parking areas**, **loading spaces**, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.

d. All exterior **building** elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.

e. A strip of land not less than nine (9) metres in width shall be provided along the **lot line** which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.