



June 9, 2025

Aldo Salis  
Director of Planning and Development  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, ON  
N1H 3T9

Lynne Banks  
Planning and Development Department  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

**RE: Additional Materials - Official Plan and Zoning By-law Amendment Applications  
4631 Sideroad 20 North, Township of Puslinch  
OUR FILE: 22451'A'**

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On behalf of our client, Puslinch Developments GP Inc., we are pleased to provide additional materials in support of the Official Plan and Zoning By-law Amendment applications for the proposed development, located on the lands municipally addressed as 4631 Sideroad 20 North, in the Township of Puslinch (the "subject lands"). The proposed Official Plan and Zoning By-law Amendment applications are required to facilitate the development of the subject lands as an innovative prestige employment campus.

Comments from the County of Wellington, Township of Puslinch and peer review consultants were received following the initial submission of the Official Plan and Zoning By-law Amendment applications. A comment response matrix containing all of the agency comments received is also included with this resubmission.

We are pleased to provide additional materials in response to the comments issued by the Township and the County:

- A completed comment response matrix providing responses to the agency comments;
- A revised Conceptual Site Development Plan and Renderings, prepared by Sweeny & Co. Architects;
- A Land Use Compatibility Assessment, including a Noise Assessment, prepared by GHD Limited;
- An MDS Analysis, prepared by MHBC Planning Ltd.;
- An Archaeological Assessment, prepared by Detritus Consulting;
- An updated Urban Design Brief, prepared by MHBC Planning Ltd.;
- A Zoning Compliance Matrix, prepared by MHBC Planning Ltd.;

- A revised site specific Zoning By-law Amendment;
- An updated Functional Servicing Report, prepared by GHD Limited;
- An updated Stormwater Management Report, prepared by GHD Limited;
- Revised Grading and Servicing Plans, prepared by GHD Limited;
- An updated Traffic Impact Study, prepared by GHD Limited; and,
- An updated Environmental Impact Study, including a revised Hydrogeological Report and an Arborist Report, prepared by GHD Limited.

We look forward to working with County and Township staff on this exciting project. With this submission, kindly confirm that the application can now be deemed complete and circulated.

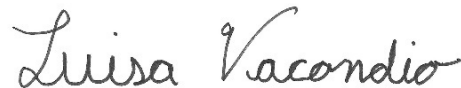
Should you have any further questions, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Emily Elliott, BES, MCIP, RPP  
Partner



Luisa Vacondio, BES, MCIP, RPP  
Senior Planner

cc. Jim Estill, Puslinch Developments GP Inc.