



PLANNING JUSTIFICATION REPORT

PREPARED FOR:

**Official Plan and Zoning By-Law
Amendment
Puslinch Development GP Inc.
4631 Sideroad 20 North**

File no. 22451A

February 2025



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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MHBC - MacNaughton Hermsen Britton Clarkson Planning Limited
200-540 Bingemans Centre Drive Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121
www.mhbcplan.com

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1.0 Introduction

MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by Puslinch Development GP Inc., (hereinafter the “Owners”) to coordinate Official Plan Amendment and Zoning By-law Amendment applications (the “Applications”) and prepare this Planning Justification Report, in support of a Proposed Development of the property municipally addressed as 4631 Sideroad 20 (the “Subject Lands”)

The Subject Lands are triangular in shape and have an area of 24.7 hectares. They located in the northern part of the Township of Puslinch and are bounded by the Hanlon Parkway (Highway 6) to the north and east, Sideroad 20 North to the west and Concession Road 4 to the south. The Subject Lands are presently used for agricultural purposes (cash cropping) and feature vacant buildings.

The Applications are required to permit the development of the Subject Lands with large-scale prestige employment development comprised of office, manufacturing, warehousing and associated uses. The intent of the development is to create a well-designed site to serve as the headquarters for Danby Appliances and Upper Canada Forest Products. The Proposed Development is being contemplated by the owners of both companies for the relocation of their Canadian head offices/operations. Development of the Subject Lands as contemplated represents significant employment investment in the Township. Implementation of the Proposed Development requires approval of an Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”). This Planning Justification Report supports the required application and assesses the proposal in the context of the applicable planning framework.

In support of the applications, this planning report includes:

- An introduction and general description of the Subject Lands, surrounding uses and existing conditions, to provide an understanding of the locational context;
- An overview of the Proposed Development;
- A description of the overall land use planning and design elements of the Proposed Development;
- A description of the proposed OPA and ZBA;
- A review of existing policy framework in relation to the Proposed Development and assessment of consistency with the Provincial Policy Statement and conformity with the County of Wellington Official Plan
- Consideration and integration of supporting studies and reports.

Pre-consultation with the County, Township and applicable agencies occurred in July 2022. A copy of the Pre-consultation comments are appended to this report as **Appendix A**. The following were identified as the requirements for a complete application:

- Concept Plan with Zoning Analysis
- Planning Justification Report
- Renderings / Elevations
- Draft OPA and Draft ZBA

- Urban Design Brief
- Water Supply Analysis
- Geotechnical Study
- Functional Servicing Report
- Environmental Impact Study
- Source Water Protection Screening Form and Drinking Water Threat Disclosure Report
- Groundwater Study
- Stormwater Management Report
- Grading and Servicing Plans
- Traffic Impact Assessment

MHBC has been responsible for the overall coordination of the applications. All required reports have been prepared and submitted concurrently with the planning application.

2.0 Subject Lands and Surrounding Area

2.1 Site and Context

As shown on **Figure 1**, the Subject Lands are located within the northern portion of the Township of Puslinch, adjacent to the Township boundary, and immediately south of the City of Guelph.

The Subject Lands are triangular in shape and are bounded to the north and east by the Hanlon Parkway (Highway 6), to the south by Concession Road 4 and to the west by Sideroad 20 North. The Subject Lands are approximately 224.7 hectares in size. They have approximately 937 metres of frontage along Sideroad 20 North and 430 metres of frontage along Concession Road 4.

The Subject Lands are used for agricultural purposes (cash cropping) and are unoccupied. There is a remnant shed and barn on the Subject Lands. The Subject Lands gently slope to the south and southwest. There is a Provincially Significant Wetland located on the southern portion of the Subject Lands.

The surrounding area is characterized by a mix of agriculture, rural residential and employment uses. The surrounding context is illustrated on **Figure 2** and is described below:

NORTH: Immediately to the north of the Subject Lands is the Hanlon Parkway (Highway 6). On the east and west sides of the Hanlon Parkway are City of Guelph employment lands. Specifically, the Hanlon Creek Business Park is located to the west of the Hanlon Parkway. Employment lands on the east side of the Hanlon Parkway include a range of office, manufacturing and warehousing uses.

EAST: To the east of the Subject Lands is also the Hanlon Parkway, as well as lands that are part of the aforementioned employment area within the City of Guelph. This employment area extends southerly to Maltby Road West. South of Maltby Road West are lands within the Township of Puslinch that are planned for rural employment uses and currently used for a range of agricultural, open space and rural residential uses.

SOUTH: To the south of the Subject Lands are rural residential and agricultural uses. Lands to the southeast of the Subject Lands are also within the planned rural employment area.

WEST: To the west are rural residential and agricultural uses.

The Subject Land are well connected to the existing transportation network. Specifically, the Subject Lands have good access to an existing provincial highway (Hanlon Parkway/Highway 6), City of Guelph Collector Road (Maltby Road), City of Guelph Arterial Roads (Downey Road), County arterial roads (Wellington Roads 34 and 35) Township Roads (Concession Road 4 and Side Road 20). In addition, the Highway 6/Hanlon Expressway Midblock Interchange has recently been completed as part of the broader "Highways 6 and 401 Improvements from Hamilton to Guelph" project being undertaken by

the MTO. A new service road connection between Concession Road 4 and the new midblock interchange is considered to support development of this area of the Township.

As illustrated in **Figure 2**, the Subject Lands are proximate to other employment/industrial lands to the north, east and southeast in both the City of Guelph and the Township. They also have good access to the County, Township, City of Guelph and Provincial transportation networks, which provides convenient access to the Provincial highway system for the transportation of goods.

2.2 Policy Context

The following section provides an brief overview of the policy context relative to the Subject Lands. A full analysis in the context of the Applications follows.

2.2.1 County of Wellington Official Plan

The County of Wellington Official Plan (the "Official Plan") designates the majority of the Subject Lands as "Secondary Agricultural", the southeastern corner as "Rural Employment Area", and the small wetland feature as "Core Greenlands" as shown in **Schedule B7: Puslinch Land Use** of the County of Wellington Official Plan (**Figure 3**). The entirety of the Subject Lands are also within an area that is identified as a "Regionally Significant Economic Development Study Area". The Subject Lands are also within Wellhead Protection Area D, and identified as having a vulnerability score of 2 per **Schedule C7: Puslinch Source Water** of the County Official Plan (**Figure 4**).

The County of Wellington is also presently undertaking a Municipal Comprehensive Review ("MCR") of their Official Plan. This MCR is a phased process that has been ongoing since 2021, and the County is implementing the MCR through a number of Official Plan Amendments.

Through the Phase 2 MCR, a Land Needs Assessment ("LNA") was undertaken, that identified that a need for a minimum of 30 additional hectares of rural employment lands in Puslinch to accommodate forecast employment growth to 2051. The County consulted with the Province to establish a framework to facilitate employment growth in Puslinch, which led to the delineation of the "Regionally Significant Economic Development Study Area" and creation of a new policy in the County Official Plan for this area. This study is now known as the "Puslinch By Design" study and is ongoing.


2.2.2 Township of Puslinch Zoning By-law No. 023-18

The majority of the Subject Lands are zoned Agricultural ("A") zone, the southeastern corner is zoned Future Development Three ("FD3") zone and the wetland feature is zoned Natural Environment ("NE"). (**Figure 5**). The A zone only permits agriculture and such related uses, including a single-detached dwelling, farm-related businesses and home-based uses. The FD3 zone permits agricultural and conservation uses as an interim use, until a future planning application is submitted to rezone the Subject Lands to permit additional uses. The NE zone permits natural features.



Figure 1
Location / Aerial Plan

LEGEND

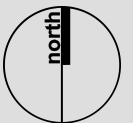
 Subject Lands

Date: January 2025

Scale: 1:15,000

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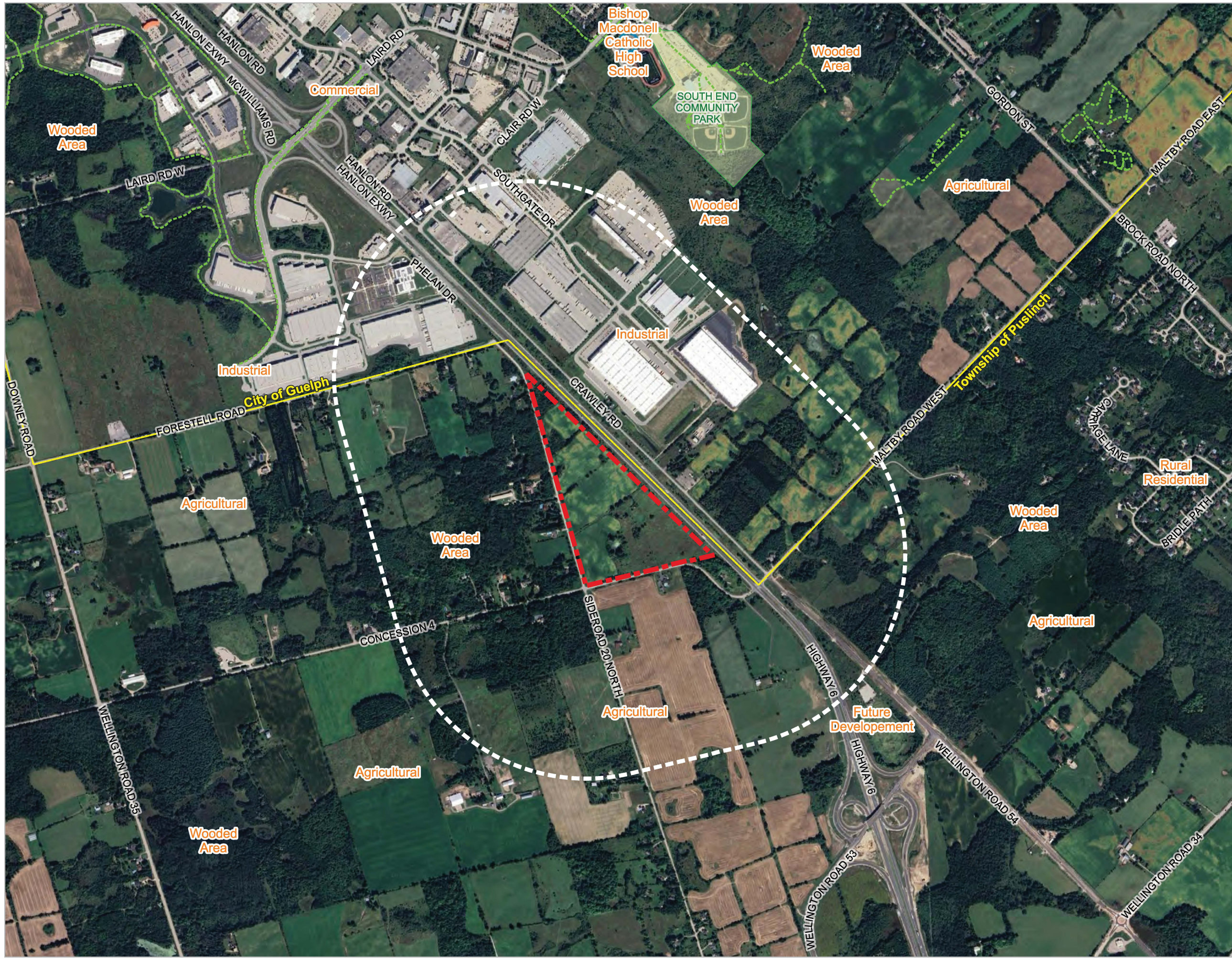
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4631 Sideroad 20 North
Township of Puslinch
Wellington County



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

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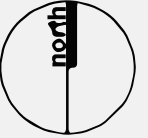
**Figure 2
Context Plan**

4631 Sideroad 20 North
Township of Puslinch
Wellington County

LEGEND

-  Subject Lands
-  800m Buffer
-  Parks
-  Trails

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3.0 Proposal Description

3.1 Proposed Development

The proposed Applications are required to facilitate the development of the Subject Lands as an innovative employment campus. The intent of the development is to create a well-designed site to serve as the headquarters for Danby Appliances and Upper Canada Forest Products. The Proposed Development is being contemplated by the owners of both companies for the relocation of their Canadian head offices/operations. The Proposed Development represents significant employment investment in the Township and job creation in the short term.

The vision for this site is for corporate head office space that would employ a range of professions including engineering, marketing, accounting, sales and customer service. In addition, warehousing and light assembly would form a significant component of the development. To create a prestige employment campus additional complementary uses are contemplated, including a public daycare, fitness centre, on-site amenity space and a publicly accessible trail network that links to the adjacent trails. It is the intent that additional space for further employment development will be available on site through compact building design and efficient site design that includes shared facilities (i.e. driveways, parking areas, amenity, cafeteria, meeting rooms, etc.).

The initial phase of development consists of one two-storey industrial building to accommodate the headquarters of Danby Appliances and Upper Canada Forest Products. The building will include floor area devoted to office, warehousing, manufacturing and retail uses. Within the building, shared common spaces (restaurant/cafeteria, meeting rooms, etc) are proposed. In addition to the proposed industrial building are complementary uses including a fitness centre and daycare. Both the fitness centre and daycare are intended to be available to the public while also being conveniently accessible to on-site employees.

An overall Master Plan of the development contemplates two additional industrial buildings, which would be constructed as future phases. The approach to the Applications is to establish the policy and regulatory framework to allow for the full buildout of the Subject Lands as an employment campus. The full build-out of the employment campus is approximately 95,271 sq.m (1,025,500 sq. ft) of gross floor area (GFA).

The existing wetland on the Subject Lands is proposed to be retained with a 30 metre buffer. The stormwater management facility and outdoor amenity areas have been sited adjacent to the wetland buffer thereby creating an open space central to the development that will serve as a focal point. Walking trails are located within the amenity area and around the perimeter of the site to allow for connectivity and recreational opportunities.

Parking for the Proposed Development is proposed as surface parking spaces, distributed across the site and located proximate to building entrances. The Master Plan illustrates 894 parking spaces, however, the ultimate amount of parking will be confirmed through the site plan stage, based on the ultimate GFA of each building.

The Proposed Development contemplates three vehicular accesses from Concession Road 4 and a potential future access to Sideroad 20. The northerly most access is intended for truck traffic only and provides a connection to the loading area at the rear of the building. A separate access to Concession Road 4 is provided to the parking areas for the industrial buildings. The third access to Concession Road 4 is directly to the proposed daycare centre. A future access to Sideroad 20 may be required to provide additional access to the employee parking areas associated with the final phase, at full buildout.

Additional site statistics and details for the Proposed Development are provided on the Master Plan included as **Appendix B** to this Report.

3.2 Proposed Applications

The Proposed Development requires approval of an OPA and ZBA.

The proposed OPA seeks to redesignate the portion of the Subject Lands that are currently designated *Secondary Agricultural* to *Rural Employment Area* and provide site specific amendments to permit the proposed daycare use. The draft OPA is included in **Appendix C** of this report.

A ZBA is required to rezone the portion of the Subject Lands that are currently zoned "Agricultural (A)" to "Industrial (IND)". Site specific development standards are proposed to reflect the uses planned for the Proposed Development. The draft ZBA is included in **Appendix D** of this report.

4.0 Policy Analysis

Relevant policies are analyzed below in order to demonstrate that the proposed OPA and ZBA meet the requirements of the applicable policy considerations.

4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) was issued by the Province of Ontario in accordance with Section 3 of the Planning Act and came into effect October 20, 2024. The 2024 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matters made on or after October 20, 2024.

The PPS provides policy direction on matters of provincial interest relating to land use planning and development, and outlines a vision for Ontario's long-term prosperity, economic health, environmental health and social well-being. The PPS encourages development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. It supports strong, livable and healthy communities that protect the environment and public health and safety, promote the wise use of resources and facilitate economic growth. The following is an analysis of the Proposed Development in the context of the policies in the PPS.

Policy 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by:

accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

The Proposed Development reflects a prestige employment campus that will permit a range of industrial and employment uses. The initial phase of the development is intended to be used as the headquarters of Danby Appliances and Upper Canada Forest Products. Future phases are intended to accommodate various other industrial businesses. The entirety of the Subject Lands has been planned comprehensively to be developed as a prestige employment campus that will accommodate a range of employment opportunities, including jobs in manufacturing, warehousing, engineering, marketing, accounting, sales and customer service. The Proposed Development will contribute to the creation of a complete community through supporting employment opportunities. Further, complementary uses, including a fitness centre and daycare, are proposed which will support the community through providing uses that reflect the necessities for daily living.

4.1.1 Employment

The proposed OPA application seeks to redesignate the Subject Lands as *Rural Employment Area* in the County Official Plan. Section 2.8 of the PPS provides policies relating to the planning for, and protection of employment areas.

Section 2.8.1 provides that planning authorities shall promote economic development and competitiveness by: providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

The Subject Lands reflect an appropriate location for employment uses given their strategic location adjacent to a Provincial Highway (Hanlon Parkway), their size and their location proximate to existing employment uses in the City of Guelph and planned employment uses in the Township. The Proposed Development is intended to accommodate a range of employment uses and economic activities that will result in job creation. Ancillary uses are also contemplated to support the needs of planned businesses. The Master Plan reflects the intent to achieve a compact employment camps that accommodates a range of uses and is efficiently designed with shared facilities. Development of the Subject Lands as contemplated represents significant employment investment in the Township. Further, the Subject Lands are of sufficient size to accommodate appropriate transitions to adjacent residential uses through setbacks and buffering.

Section 2.8.2 states that planning authorities shall plan for, protect and preserve employment areas for current and future employment uses, ensuring that the necessary infrastructure to support current and projected needs is provided. Furthermore, this policy specifically emphasizes the protection of employment areas in proximity to major goods movement facilities and corridors.

The Proposed Development of the Subject Lands supports these policies by providing a logical expansion the existing delineated rural employment area within the Township. The location of the Subject Lands also supports the policy to protect employment areas in proximity to major goods movement facilities and corridors as the Subject Lands are directly adjacent to the Hanlon Parkway, a major provincial corridor for the transportation of goods. The proposed ZBA establishes a range of permitted uses that will ensure the long-term function of the Subject Lands as an prestige employment campus.

The Subject Lands are also located within the defined Regionally Significant Economic Development Study Area in the County of Wellington Official Plan which confirms the County has identified the Subject Lands as a potential location for employment lands.

4.1.2 Land Use Compatibility

Section 3.5 of the PPS provides policies regarding land use compatibility, and Policy 3.5.1 states that:

"major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."

The Proposed Development has been designed to ensure land use compatibility between the proposed future employment/industrial operations and the nearby residential uses. The proposed industrial uses are located adjacent to the Hanlon Parkway, away from the existing rural residential uses along Sideroad 20 North and Concession Road 4. Further, the proposed industrial uses are not intended to emit significant noise, pollutants, or vibrations.

4.1.3 Sewage, Water and Stormwater

Section 3.6 of the PPS sets out a hierarchy with respect to the provision of services with municipal sewage and water services as are the preferred form of servicing, followed by communal services. Section 32.6.4 provides that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided site conditions are suitable for the long-term provision of such services with no negative impacts.

The Proposed Development will be serviced through a private system that will be designed to service the initial phase and future overall master plan for the Subject Lands. The Functional Servicing Report prepared in support of the Proposed Development sets out a servicing strategy for the Proposed Development that includes private wells for each of the buildings and a shared septic field.

Stormwater management is proposed through an on-site stormwater management facility. The stormwater management strategy has been designed in accordance with the requirements of Section 3.6.8 of the PPS.

4.1.4 Natural Heritage

Section 4.1 of the PPS provides policies regarding natural heritage features. Specifically, Section 4.1.5 provides that development and site alteration shall not be provided within significant wetlands, unless it has been demonstrated that there will be no negative impact on the natural features or their ecological function. Further, section 4.1.8 provides that development and site alteration shall not be permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent land has been evaluated and there will be no negative impacts as a result of the development.

There is a PSW located on the southern portion of the Subject Lands. The PSW has been evaluated through an Environmental Impact Study ("EIS") prepared in support of this application. The PSW is proposed to be retained with a 30 metre buffer. The EIS confirms the Proposed Development will not have a negative impact on the PSW.

4.1.5 PPS Summary

Based on the above, it is our opinion that the proposed OPA and ZBA are consistent with the policies of the PPS, 2024.

4.2 County of Wellington Official Plan

The County of Wellington Official Plan (the “County OP”) was approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County OP has been subsequently amended. The County is currently undertaking a Municipal Comprehensive Review (“MCR”) of their Official Plan. This MCR is a phased process that has been ongoing since 2021 and is proceeding through a number of Official Plan Amendments. The Official Plan was last consolidated in July 2024. This consolidation includes all Official Plan Amendments prepared as part of the County MCR. The County OP includes policies relative to its local municipalities, including the Township.

The majority of the Subject Lands are designated *Secondary Agricultural*. The southeastern corner is designated *Rural Employment Area* and the small wetland feature is designated *Core Greenlands*. The current land use designations are set out on **Schedule B7: Puslinch Land Use** of the County OP (**Figure 3**). The entirety of the Subject Lands is also within an area identified as a *Regionally Significant Economic Development Study Area* on Schedule B7.

The Subject Lands are within Wellhead Protection Area D and are identified as having a vulnerability score of 2 per **Schedule C7: Puslinch Source Water** of the County Official Plan (**Figure 4**).

To permit the development of the Subject Lands, an OPA is required to redesignate the portion of lands that are currently designated *Secondary Agricultural* to *Rural Employment Area*. The proposed OPA maintains the designation of the wetland as *Core Greenlands*.

4.2.1 Growth and Employment

Section 3.1 provides that the population of the County of Wellington is expected to grow by almost 59,000 over the next 30 years (to 2051), and the County will need to plan for the provision of new housing, commerce, employment and services for this expected growth. Regarding employment, Table 7 of the County OP identifies that within the Township the expected employment growth over the 30-year horizon (2021-2051) is projected to increase from 5,800 to 7,900 jobs. That equates to an employment increase of 2,100 jobs. The Proposed Development would provide additional employment opportunities in the Township.

Policy 4.2.1 of the County OP states that the County will ensure that sufficient land is designated to accommodate an appropriate range and mix of employment opportunities to meet the projected needs of the growth forecast, and will encourage/support decisions that ensure an adequate supply is available at all times. The provision of an adequate supply of employment lands includes maintaining a range and choice of suitable sites of various sizes, that can support a range of employment activities and uses. Furthermore, this policy supports the protection of employment areas along major goods movement facilities and corridors for uses that benefit from or require areas in proximity to these major corridors, such as provincial highways.

While it is recognized that the majority of employment opportunities will occur in urban centres, Policies 4.2.3 and 4.2.5 also support the provision of employment areas in a variety of locations, including lands in the Rural System. Section 4.2.5 acknowledges that the Rural System can contribute to sites for employment lands, based on the ability to accommodate larger lots, larger buffers for compatibility, and proximity to resources or major roads.

The redesignation of the Subject Lands to *Rural Employment Area* supports the intent of these policies. The Subject Lands are a large site, that can accommodate a substantial amount of employment uses while providing significant buffers. The intent of the Proposed Development is to construct the head offices for Danby Appliances and Upper Canada Forest Products in the first phase, while designing the site to allow for additional employment development through efficient design and shared facilities (parking, stormwater management, amenity). Further, the Subject Lands are proximate to the Hanlon Parkway, which is a major road.

4.2.2 Land Use

The majority of the Subject Lands are designated *Secondary Agricultural Areas*. The southeast corner is designated *Rural Employment Areas* and the wetland is designated *Core Greenlands*.

Secondary Agricultural Areas

Section 6.5.1 provides that *Secondary Agricultural Areas* include lands within the Rural System which are non-prime agricultural areas but which can sustain certain agricultural activities. Permitted uses include agricultural uses; small scale commercial, industrial and institutional uses; and public service facilities.

Despite the designation of the Subject Lands, they are not considered to be an ideal location for agriculture. The subject land are 24 hectares in size which is considered to be a relatively small parcel of land with respect to agricultural uses, in particular, cash-cropping. In addition, there is an existing wetland on the southern portion of the Subject Lands which further limits area available for agricultural uses. Current cash-cropping operations are located to the northern portion of the Subject Lands and the lands west of the wetland only. The size of the Subject Lands and constraints to cash-cropping limit the long-term viability of agricultural uses on the Subject Lands.

Rural Employment Area

The proposed OPA seeks to redesignate the majority of Subject Lands *Rural Employment Area*. This designation currently applies to the southern portion of the Subject Lands and adjacent lands to the south. The proposed OPA designation is illustrated on **Figure 5**.

Section 6.8 of the County OP provides that Rural Employment Areas are lands that are set aside for industrial and limited commercial uses which would benefit from a rural location do to: the need for a relatively large site; or access to major transportation routes; or proximity to rural resources.

The proposed operations on the Subject Lands as the corporate headquarters for both Danby Appliances and Upper Canada Forest Products satisfies the criteria for the Rural Employment Area as the uses require both a relatively large site and access to major transportation routes. The Subject Lands are of sufficient size to accommodate the proposed operations and have good access to the Hanlon Parkway.

Policy 6.8.2 permits dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources. Permitted industrial uses include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory uses including the retail sale of products produced on-site. Accessory commercial uses will be service focused with limited accessory retail and may include business or professional offices, farm machinery

sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Retail commercial uses and service commercial uses normally found in primary and secondary urban centres are not allowed. Section 9.3.8a) permits additional uses including complementary commercial uses and offices, including a head office and/or research centre on lands designated Rural Employment in Puslinch.

The Proposed Development is permitted in the Rural Employment Area designation. The proposed uses include dry industrial/commercial operations that include light manufacturing, warehousing and distribution. Accessory office space to support the industrial operations is also proposed. Retail uses will be ancillary to the industrial use. In addition to the employment uses, a fitness centre and a daycare are proposed. Both uses are considered to be complementary to the employment uses. While they are intended to be open to the public, they will also serve the employees of the operations due to their proximity to the workplace. The OPA proposes a site-specific policy to permit these uses.

Section 6.8.3 states that detailed land use regulations in Rural Employment Areas will be included in the Zoning By-law. Councils are directed to ensure that proposed uses are compatible with existing surroundings, in particular to ensure that sensitive uses are adequately separated from industrial uses.

The proposal includes a ZBA application to establish an appropriate zone and associated regulations to permit the Proposed Development. With respect to compatibility, rural residential lots presently exist on the west side of Sideroad 20 and the south of Concession Road 4. Land use compatibility between the proposed future operations on the Subject Lands and these nearby and adjacent sensitive uses have been considered through site design. The proposed industrial uses are located along the eastern property line, furthest away from the existing rural residential uses along Sideroad 20 North and Concession Road 4. Further, the proposed industrial uses are not intended to emit significant noise, pollutants, or vibrations. Access for the first and second phase is proposed from Concession Road 4 such that traffic will be directed away from Sideroad 20.

Core Greenlands

The Subject Lands contain an existing provincially significant wetland (PSW) that is designated *Core Greenlands* on Schedule B7 of the County OP (**Figure 3**). According to Policy 5.4.1, all wetlands within the County are designated as *Core Greenlands*, and development and site alteration will not be permitted in PSWs. In accordance with Policy 5.6.4, the portion of the lands that are designated *Core Greenlands* will continue to be placed in a restrictive zone to limit site alterations and protect the wetland over the long term.

The Proposed Development will retain the wetland and will provide appropriate buffering from the proposed buildings. Additional plantings and enhancement of the wetland feature will also be encouraged to maintain the existing ecological functions. An Environmental Impact Study was prepared in support of the Applications which demonstrates there will be no negative impact on the wetland feature or its functions.

The OPA maintains the *Core Greenlands* designation and ZBA zones the wetland the Natural Environment zone to ensure its long-term protection.

4.2.3 Source Water Protection

As previously noted, the Subject Lands are within Wellhead Protection Area D (WHPA-D) and identified as having a vulnerability score of 2 per **Schedule C7: Puslinch Source Water** of the County Official Plan (**Figure 4**). A Wellhead Protection Area is an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats because land use activities in these areas have the potential to affect the quality or quantity of water that flows into the well.

Policies regarding Source Water Protection are identified in Section 4.9.5 of the County OP. For lands that are within WHPA-D, travel time for water to enter the well is 25 years. For lands within a WHPA, Proposed Developments that include land use activities which may pose a drinking water threat to municipal water supplies are reviewed to determine whether additional measures are needed to protect the quality and quantity of any water that is or may be used as a source of drinking water. Drinking water threats include the application of road salt and the storage of snow.

Policy 4.9.5.3 states that applications for development, redevelopment, or site alteration within Wellhead Protection Areas where a drinking water threat could be significant shall only be deemed complete under the Planning Act if submitted with a Section 59 Notice issued by the Risk Management Official. Further evaluation of the proposed operations on site and determination of how potential drinking water threats will be regulated or monitored shall be undertaken at detailed design, once more specific details of the Proposed Development are available.

Policy 4.9.5.6 of the County Official Plan addresses additional requirements for large-scale developments on individual private water services that are outside of WHPA Q1 or WHPA Q2 areas. The policy states that these developments shall be required to demonstrate that adequate water supply is available and that the proposed water taking will not interfere with existing or future municipal water supply and private wells.

The following reports have been prepared by GHD Limited, in support of the Applications:

- Water Supply Analysis – this report includes an analysis of the hydrogeological characteristics of the site, while assessing the capacity of groundwater wells to supply the Proposed Development.
- Hydrogeological Assessment Report – this report assessed the subsurface soil and groundwater conditions to characterize the current geological and hydrological conditions of the Subject Lands.
- Surface Water Monitoring Report – this letter report characterizes the interaction between groundwater and surface water to support the EIS and the hydrogeological assessment.
- Water Balance Report – this report characterizes the impact on the Proposed Development on groundwater recharge, in comparison to pre-development conditions.

In addition, a Source Water Protection Screening Form has been filed with the County. If a risk management plan is required at this stage related to the application of road salt, it will be determined through the review process, together with a review of the supporting studies.

4.2.4 Servicing and Stormwater Management

Section 11.2 of the County OP provides policies regarding water and sewage services. The Subject Lands are not municipally serviced, and the Proposed Development is planned to be privately serviced. Policy 11.2.3 of the County OP states that development applications relying on individual on-site servicing may be required to:

- *assess site and soil suitability and the viability of all reasonable servicing options;*
- *recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the onsite services;*
- *assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.*

A Functional Servicing Report and Stormwater Management Report has been prepared by GHD Limited in support of the Proposed Development, and provides additional details regarding the proposed private water and sewage services to support this development. The reports confirm that water services will be provided through individual wells for each building and that a communal septic bed will be provided. The septic bed is of sufficient size to accommodate full build-out. A Geotechnical Report was also prepared in support of the development to confirm the suitability of soils.

4.2.5 Transportation

The Subject Lands are located with good access to the existing transportation network.

- Highway 6 is a Provincial Highway under the jurisdiction of the MTO;
- Wellington Road 34 is a County Arterial Road;
- Wellington Road 35 is a County Arterial Road;
- Forestell Road is a Township Local Road;
- Concession Road 4 is a Township Local Road; and,
- Side Road 20 is a Township Local Road.

The Subject Lands also have good access to City of Guelph arterial and collector roads.

Section 12.5.3 of the County Official Plan provides that the provincial highway system and the County road system comprise major roadways. No connections to major roadways are proposed. All local roads are under the jurisdiction of the local municipalities, per Section 12.5.4. As required by this section, a Transportation Impact Study has been prepared to assess the impact of the Proposed Development on the road network.

With respect to public transit, Section 12.4 provides that the County has not reached the point where public transit is a viable transportation option. However, limited public transit service is provided within through the County of Wellington's RIDE WELL program. The service is a demand based public transit service that provides transportation from door-to-door within the boundaries of Wellington County using a ride-share model.

4.2.6 Puslinch Local Policies

Section 9.8 of the Official Plan contains policies specific to lands located within the Township of Puslinch.

Per Schedule B7 of the County Official Plan (**Figure 4**), the Subject Lands are within the identified “Regionally Significant Economic Development Study Area” in the Township. Policies related to this Study Area are set out at Section 9.8.4. This section provides that the study area includes Secondary Agricultural lands that are to be considered for future employment uses and, as appropriate, other uses based on need which are compatible with the surrounding area. The Study has been initiated by the Township in consultation with the County.

The Regionally Significant Economic Development Study Area was identified through a Land Needs Assessment (LNA) that was prepared as part of the County’s Municipal Comprehensive Review. The LNA identified that a minimum of 30 additional hectares of rural employment lands are needed in Puslinch to accommodate the forecasted employment growth to 2051. Subsequently, the County Official Plan was amended to include the delineation of the “Regionally Significant Economic Development Study Area” and the addition of a new policy for this area (Policy 9.8.4) in the County OP. This policy establishes the framework for the Township of Puslinch-led Regionally Significant Economic Development Study (now known as the “Puslinch By Design” Study), that shall include an evaluation of a transportation analysis, a servicing strategy, and an agricultural and environmental review.

At the time of writing, the Puslinch By Design Study has not been completed. As such, an OPA application is required to include the Subject Lands within the Rural Employment Area. A Background Study was prepared as part of the Puslinch by Design Study. The Subject Lands reflect an appropriate location for rural employment uses, based on the findings of the Background Study. The following provides a rationale for including redesignating the Subject Lands within the Rural Employment designation on the basis of the Background Study.

With respect to land use and design, the Subject Lands are partially within and adjacent to an existing *Rural Employment Area*. The designation of the Subject Lands as an Employment Area represents a logical rounding out of the existing *Rural Employment Area* land use designation. The location supports the concept of a ‘gateway’ for the new employment lands in Puslinch due to its strategic locate adjacent to Highway 6. The intent of the future development of the Subject Lands is to create an innovative prestige employment campus that is designed to be compatible with the surrounding context. The Subject Lands are of sufficient size to locate buildings to enhance the Highway 6 corridor while also mitigating any potential visual impact on surrounding lands through building positioning, setbacks and landscaping. The design of the Proposed Development will reflect well-designed buildings made of high-quality materials and enhanced landscaping.

In terms of transportation, an employment designation for the Subject Lands supports an appropriate connection between employment areas as well as connections to Highway 6 and Highway 401. The Subject Lands are adjacent to the Hanlon Parkway (Highway 6) which allows excellent transportation access between Guelph and Hamilton as well as to Highway 401 and 403. Further, the use supports the planned upgrades for Highway 6, between Hamilton and Guelph being undertake by the MTO. The development of the Subject Lands will capitalize on the commitment to invest in the planned Highway 6 improvements and will result in land use being appropriately integrated with transportation

infrastructure. A new service road connection between Concession 4 and the new Highway 6 interchange is contemplated which would further facilitate direct access to the Subject Lands.

The Background Study confirms that private communal water, sanitary and storm services will be required for all future employment land uses in the Township. The Subject Lands are of sufficient size to accommodate private servicing on site. The servicing strategy is outlined in the Functional Servicing and Stormwater Management Reports filed in support of the Applications.

With respect to agricultural uses, the Subject Lands are 24 hectares in size which is considered to be a relatively small parcel of land with respect to cash-cropping. They are further constrained do to the presence of a PSW. The size of the Subject Lands and the presence of a wetland limits the long-term viability of agricultural uses.

The presence of the PSW does not impede the development of the Subject Lands. The wetland and buffer are proposed to be maintained and enhanced through the Proposed Development and the site is intended to be designed such that the wetland becomes as a focal point for the employment campus.

Based on the foregoing, the Subject Lands represent an appropriate location for future employment lands in Puslinch.

4.2.7 Summary

In summary, the proposed OPA seeks to amend the County of Wellington Official Plan to redesignate the lands that are currently *Secondary Agricultural* to *Rural Employment Area* in order to permit the development as proposed in the overall Master Plan. The proposed OPA will result in additional rural employment lands being available within the Township. This will assist the County and Township in achieving forecasted employment growth through facilitating a significant employment development opportunity on the Subject Lands for a range of uses. The supporting studies provide analysis and justification to support the redesignation of the majority of the Subject Lands to *Rural Employment Area* to permit the proposed prestige employment campus.

The proposed OPA and ZBA conform to the overall policy direction of the Official Plan, and the ongoing County and Township-led employment land reviews.

4.3 Township of Puslinch Zoning By-law 023-18

The current zoning of the Subject Lands in the Township of Puslinch Zoning By-law 023-018 is as follows:

- The majority of the Subject Lands are zoned Agricultural ("A") zone
- The southeastern corner is zoned Future Development Three ("FD3") zone. The limits of the FD zone reflect the boundaries of the existing Rural Employment Areas designation on the Subject Lands.
- And a small area in the centre of the lands is zoned Natural Environment ("NE") zone to reflect the presence of an existing wetland.

The current zoning is illustrated on **Figure 6**.

The A zone permits agriculture and such related uses, including a single-detached dwelling, farm-related businesses and home-based uses. The FD3 zone permits agricultural and conservation uses as an interim use, until a future planning application is submitted to rezone the Subject Lands to permit additional uses.

The proposed ZBA seeks to rezone the portion of the Subject Lands presently zoned A and FD to the Industrial (“IND”) zone. The IND zone permits employment/industrial uses, and to reflect the OPA. Site specific regulations are proposed to incorporate the full range of uses proposed. No change to the limits of the NE zone are proposed. The proposed zoning is illustrated on **Figure 7**.

The following provides an analysis of the proposed ZBA.

4.3.1 Permitted Uses

The Proposed Development consists of a prestige employment campus intended to accommodate a range of industrial uses. The initial phase includes one two-storey industrial building that is proposed to house the headquarters of Danby Appliances and Upper Canada Forest Products. Additionally, two smaller buildings to accommodate a fitness centre and a daycare facility are proposed as part of this initial phase.

It is expected that the following land uses will be present as part of the Proposed Development:

- Warehouse
- Wholesale
- Industrial Use (Dry)
- Office
- Limited Retail/Factory Outlet
- Cafeteria/Restaurant
- Commercial Fitness Centre
- Daycare Centre

All of the above-noted planned uses are permitted within the proposed IND zone, with the exception of the daycare centre. The proposed ZBA seeks to include a site-specific regulation to include daycare centre as a permitted use.

Restaurant and factory outlets are only permitted as an accessory use, to a combined maximum of 30 percent of the floor area of the principal use. The proposed commercial components of the development are less than 30 percent of the floor area of the principal manufacturing, warehousing and office uses.

The Master Plan contemplates the full build-out of the Subject Lands with additional industrial buildings. The intent of the Applications is to allow flexibility with respect to permitted uses to ensure a range of compatible uses are permitted on the Subject Lands.

4.3.2 Zoning Analysis

The table below provides an analysis of the Proposed Development in relation to the proposed IND zone. In our opinion, these regulations are appropriate to apply to the Subject Lands, as they implement the proposed *Rural Employment Area* designation within the County Official Plan.

TABLE 1 – ZONING ANALYSIS

Regulation	Required	Provided
Lot Area (minimum)	0.4 ha	25.54 ha
Lot Frontage (maximum)	30 m	937 m - Sideroad 20 North 430 m - Concession Road 4
Front Yard Setback (minimum)	6 m	23.1 m (from daycare) 35.9 m (from industrial building)
Interior Side Yard Setback (minimum)	5 m	45 m (including 14 m MTO setback)
Interior Side Yard Setback (minimum) – if adjacent to Residential Zone boundary	15 m	N/A
Exterior Side Yard Setback (minimum)	15 m	15m
Rear Yard Setback (minimum)	7.5 m	N/A
Rear Yard Setback (minimum) – if adjacent to Residential Zone boundary	15 m	N/A
Lot Coverage (maximum)	75%	33%
Landscaped Open Space (minimum)	15%	45%
Building Height (maximum)	25 m	2 storeys
Buffer requirement – if adjacent to Residential Zone boundary	A planting strip 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a street.	N/A
Parking – Warehouse	1 space / 200m ²	894
Parking – Industrial Use	1 space/100 m ² for the first 10,000 m ² of floor area AND 1 space/200 m ² for any floor area after the first 10,000 m ²	
Parking – Day Care Centre	1 space/40 m ²	

TABLE 1 – ZONING ANALYSIS

Regulation	Required	Provided
Parking - Any other use permitted by this by-law (Fitness centre)	1 space/20 m ²	
Total Parking Required	745	
Bicycle Parking - Industrial	2 spaces/1,000 m ² (92,950 m ² /1,000 m ²) *2 = 186 spaces	186

**Please refer to TIS for detailed parking analysis.*

Based on the above analysis, a ZBA is required in order to permit the Proposed Development. The ZBA proposed to zone the Subject Lands IND and include daycare as a permitted use. No site-specific development standards are required. A draft ZBA is included as **Appendix D**.



Figure 3
County of Wellington
Official Plan
Schedule B7: Land
Use - Puslinch

4631 Sideroad 20 North
 Township of Puslinch
 Wellington County

LEGEND

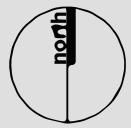
- Subject Lands
- The Greenlands System**
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
- The Rural System**
 - Prime Agricultural
 - Secondary Agricultural
 - Hamlet Area
 - Secondary Urban Centre
 - Mineral Aggregate Area
 - Recreational
 - Rural Employment Area
 - Country Residential
 - Policy Area
 - Regionally Significant Economic Development Study Area
- Other**
 - Landfill Site
 - Proposed Interchange
 - Proposed Major Roadways
 - County Roads
 - Provincial Highway
 - Railways
 - Waterbody
 - Watercourse

Date: January 2025

Scale: 1:25,000

File: 22451A

Drawn: PL



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Guelph

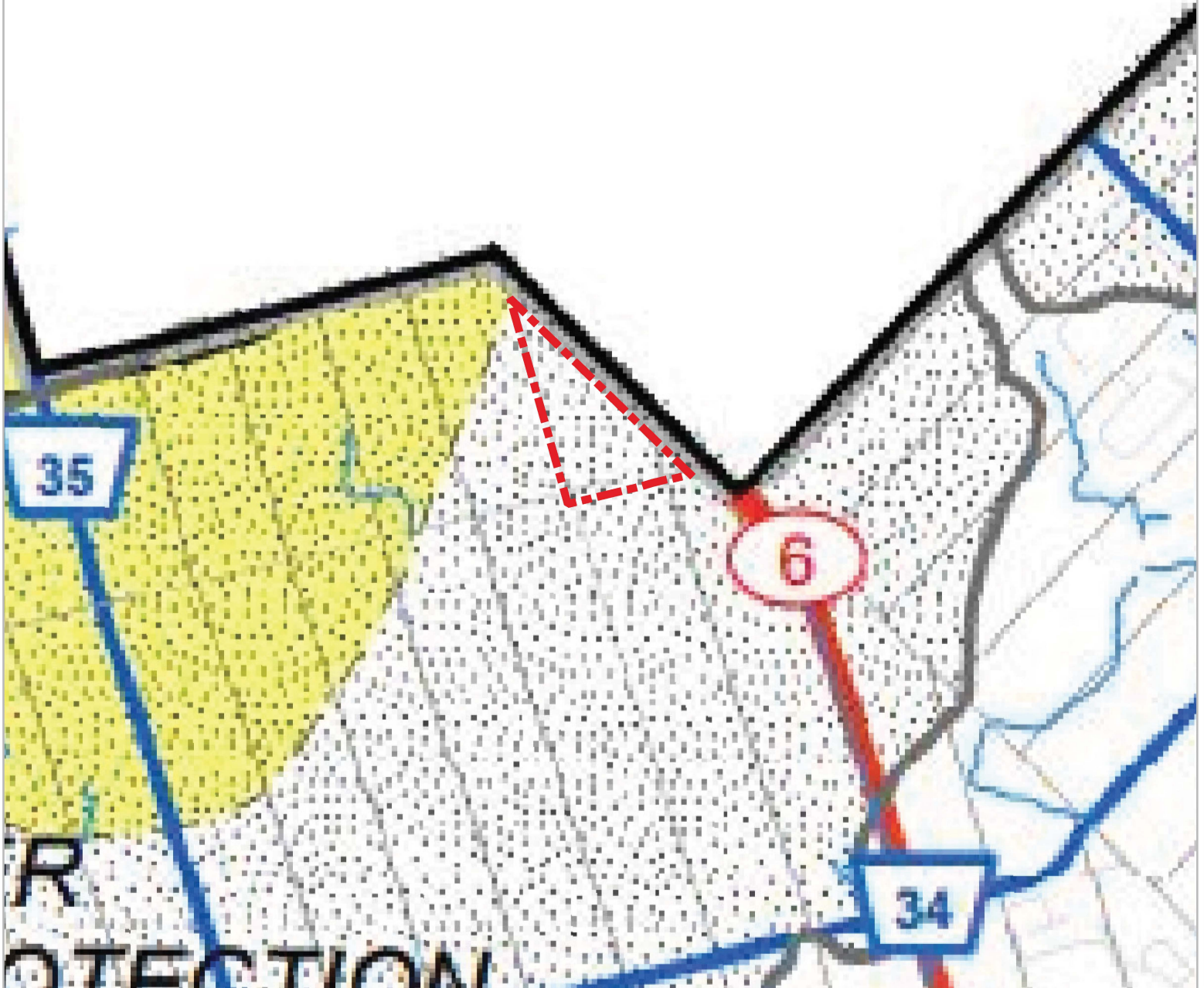


Figure 4
County of Wellington
Official Plan
Schedule C7:
Sourcewater
Protection - Puslinch

4631 Sideroad 20 North
Township of Puslinch
Wellington County

LEGEND

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area
- Wellhead Protection Area
 - A
 - B
 - C
- Vulnerability Score
 - 10
 - 8
 - 2,4,6

Date: January 2025

Scale: 1:25,000

File: 22451A

Drawn: PL

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ARCHITECTURE






200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3Y9 | P: 519.576.3650 | WWW.MHBCPLAN.COM



Figure 5
Township of Puslinch
Zoning By-law No.
023-018

4631 Sideroad 20 North
 Township of Puslinch
 Wellington County

LEGEND

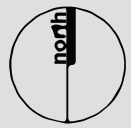
-  Subject Lands
-  Site Specific Exemption
-  Environmental Protection Overlay
-  Natural Environment
-  Zoning Limits
- A Agricultural
- FD3 Future Development 3
- IND Industrial

Date: January 2025

Scale: 1:7,500

File: 22451A

Drawn: PL

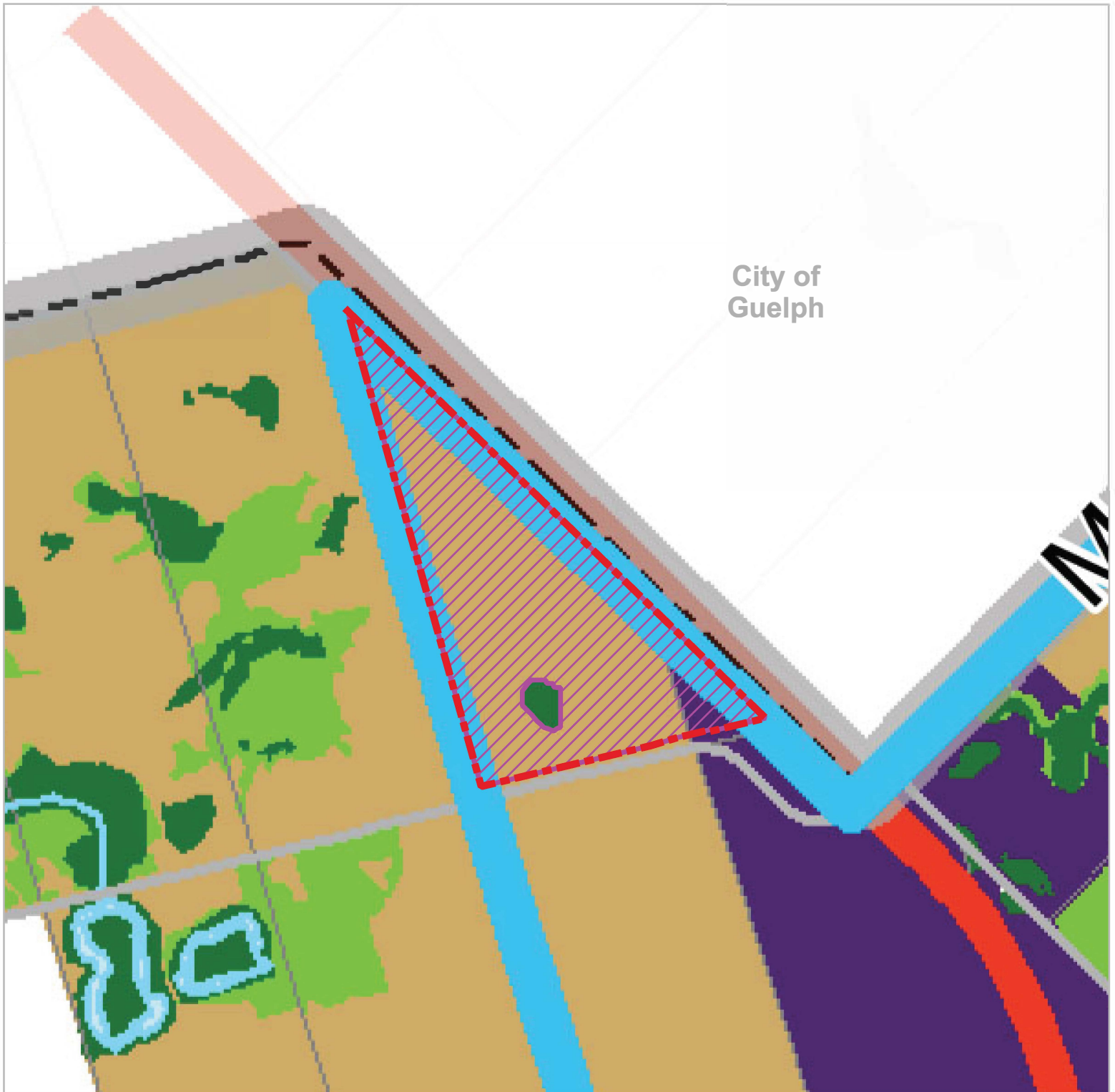


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**Figure 6
Proposed Official
Plan Amendment**

**4631 Sideroad 20 North
Township of Puslinch
Wellington County**

LEGEND

-  Subject Lands
-  Lands to be redesignated from Secondary Agriculture to Rural Employment Area PA7-XX









The Greenlands System

-  Core Greenlands
-  Greenlands
-  Earth Science ANSI

The Rural System

-  Prime Agricultural
-  Secondary Agricultural
-  Hamlet Area
-  Secondary Urban Centre
-  Mineral Aggregate Area
-  Recreational
-  Rural Employment Area
-  Country Residential
-  Policy Area
-  Regionally Significant Economic Development Study Area

Other

-  Landfill Site
-  Proposed Interchange
-  Proposed Major Roadways
-  County Roads
-  Provincial Highway
-  Railways
-  Waterbody
-  Watercourse

Date: February 2025

Scale: 1:10,000

File: 22451A

Drawn: PL



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& LANDSCAPE
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


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Figure 7
Proposed Zoning
By-law Amendment

4631 Sideroad 20 North
 Township of Puslinch
 Wellington County

LEGEND

-  Subject Lands
-  Lands to be rezoned from the A zone and the FD3 Zone to Specialized IND Zone (IND-xx)
-  Site Specific Exemption
-  Environmental Protection Overlay
-  Natural Environment
-  Zoning Limits
- A** Agricultural
- FD3** Future Development 3
- IND** Industrial

Date: February 2025

Scale: 1:7,500

File: 22451A

Drawn: PL



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5.0 Summary of Technical Reports

The following is a summary of the key findings and recommendations of the supporting technical reports and studies that were required to support the proposed applications.

5.1 Urban Design Brief

An Urban Design Brief was prepared by MHBC Planning in support of the Applications. The Urban Design Brief concludes that the Proposed Development is planned to reflect a modern, prestige industrial campus within the Township of Puslinch. The following summarizes that design intent of the Proposed Development:

- Create of a prestige employment campus that reflects a sense of identity and place through sleek and contemporary building facades and a coordinated approach to industrial development;
- Incorporate and protect existing natural features to enhance the proposed employment campus;
- Create a central focal point that includes amenity space, natural features and walking trails; and,
- Respect surrounding development through siting buildings along the Hanlon Parkway, including substantial landscaped buffers along all frontages and locating driveways to minimize conflicts with existing homes.

Site plan application(s) will be required in support of the Proposed Development. At the site plan stage, detailed design will be established including elevations and landscaping.

5.2 Functional Servicing Report

GHD Limited was retained to provide professional engineering services related to the preparation of the Functional Servicing Report in support of the Proposed Development. The report demonstrates that the proposed site can be developed in accordance with the Town of Puslinch and the County of Wellington guidelines from a functional servicing perspective.

The findings of the report are as follows:

- Sewage from the development is proposed to be collected and conveyed to one treatment system. This system will include a balancing tank to attenuate the flows during peak periods. The size of the septic system accommodate the full Master Plan. There is sufficient area to

accommodate the sewage system. More details will be provided at the detailed design stage. ECA approval is required from the MECP.

- There is no watermain infrastructure available to service the Subject Lands and there is no existing drinking water well. It is proposed that each building be serviced by its own individual drilled wells. The well must have a watertight casing to a minimum depth of 6.0 m and located a minimum distance of 15 m to the septic tank and nearest distribution pipe. The proposed supply well will need to be tested to determine if it can meet the anticipated water demand for the development. This will occur at the detailed design stage.
- With respect to fire servicing, the industrial development will be serviced with a total of 14 pre-cast concrete tanks (or approved equivalent), as well as utilizing the permanent pool of the proposed stormwater management pond. The Fire Underwriters Survey was used to determine the appropriate sizing of the cisterns. This method was chosen because it is more conservative than the OBC method and requires less detailed information.
- The recommended erosion and sediment control measures include a temporary heavy-duty silt fence, and a rock mud mat to minimize sediment runoff and protect surrounding areas, with regular inspections especially following significant rainfall events.

The report confirms that the Subject Lands can be developed following Township and County guidelines, addressing all critical aspects of sanitary, water, fire servicing, site drainage, and erosion control.

5.3 Stormwater Management Report

GHD Limited was retained to provide professional engineering services related to the preparation of a Stormwater Management Report in support of the Proposed Development. The purpose of the report is to describe the stormwater management approach for the Proposed Development.

The findings of this report are as follows:

- A comprehensive stormwater management strategy is proposed to meet the water quality, water quantity and water balance requirements. An integrated treatment train approach will be adopted to provide control at the lot level and in conveyance followed by an end-of-pipe control (stormwater management wet pond).
- Roof drainage is proposed to be collected by roof drains and will be conveyed to multiple low-impact development system across the development. Any excess flow from the low-impact development units and the runoff from the paved and landscaped areas will be collected via the storm sewer system which will convey the flow to the proposed stormwater management pond.
- During major storm events that exceed the 100-year storm event or if there is clogging within the system, excess flow from the SWM pond will be directed to the emergency outlet structure to discharge flow off-Site at the south boundary by overtopping Concession Road 4.
- Storm sewers are designed to convey up to the 5-year design storms without surcharging, with adequate size and depth in accordance with the design standards and specifications for the Township. The proposed storm sewer system will discharge into the proposed stormwater

management pond and the existing wetland. The 100-year flow, less the 5-year flow, will flow along the roadways as overland flow to the proposed pond.

- The stormwater management pond is proposed to be located at the south boundary of the Subject Lands. The stormwater management pond is designed as a conventional wet pond incorporating a permanent pool, sediment forebay, and an extended detention and flood control component, with the layout of the pond satisfying the MOE geometric guidelines for wet ponds.

The stormwater management strategy is designed to meet or exceed the regulatory requirements for water quantity, water quality, water balance, and erosion protection requirements. With proper operation, inspection and maintenance, the system will minimize impacts to the natural environment.

5.4 Water Resources Impact Assessment

GHD Limited was retained to complete a Water Resources Impact Assessment for the development of a large subsurface sewage disposal system for the proposed industrial development of the site. The purpose of this water resources impact assessment was to define the prevailing hydrogeological conditions and assess the impacts from a large subsurface disposal system for nitrate in groundwater and phosphorus to surface water.

The final conclusions of the report are as follows:

- The Subject Lands are in a rural area and do not have municipal water or sanitary services available. Therefore, an approved septic system is required and would need to conform to the Ontario Building Code (OBC). Under the OBC, the design flows for the entire Site would be over 10,000 L per day and require approval from the Ministry of the Environment, Conservation and Parks (MECP).
- The local geology at the Subject Lands generally consists of topsoil and disturbed native material, underlain by interlayered native granular deposits generally comprised of mixtures of silt, sand and gravel.
- Groundwater was encountered between 337.5 masl and 329.5 masl and the groundwater elevations indicate that the flow direction is towards the southeast.
- Based on the flow direction data, the effluent plume would be towards the southeast. The proposed placement of the sewage bed will have the effluent received by groundwater that discharges to the onsite provincial significant wetland and pond. The wetland and pond are not connected to any other surface water features. No groundwater receptors were identified downgradient of the disposal bed that would be impacted by nitrate loading.
- The tertiary system will need to reduce the nitrate concentrations in the septic effluent to 2.5mg/L at the property line.

Detailed design of the septic system will occur through the MECP permit process.

5.5 Water Supply Analysis Report

GHD Limited was retained to complete a water supply analysis in support of the proposed industrial development. This report has been prepared for the purposes of examining the hydrogeological characteristics of the Subject Lands and assessing the capacity of groundwater wells to supply the Proposed Development.

The final conclusions of the report are as follows:

- Water supply is for industrial uses, with no processing on-site that would require water usage. Water usage will be for general cleaning, washroom and/or kitchen purposes.
- Based on the proposed future development details provided to GHD, the average daily water usage of the Proposed Development is estimated to be 333,365 L/day (231L/min) with peak demand met with onsite storage vessels.
- Water supply is proposed by individual wells.
- It is recommended that three drilled bedrock test wells be constructed onsite to evaluate quality and quantity of groundwater available for the Proposed Development and to assess the potential for impact to surrounding groundwater users.
- For the Proposed Development, as the water taking would be over 50,000L/day, a Permit to Take Water (PTTW) would be required.

5.6 Traffic Impact Study

GHD Limited was retained to prepare a Traffic Impact Study for a proposed industrial development of the Subject Lands. This report determines the site related traffic and subsequent traffic related impacts on the adjacent road network and site driveways during the weekday a.m. and p.m. peak hours for future background operating conditions for a future planning horizon in 2028 (anticipated build-out), 2033 (five years post build-out), and 2038 (ten years post build-out).

The findings of the TIS are as follows:

- The Proposed Development is expected to generate a total of 655 two-way vehicle trips during the a.m. peak hour consisting of 473 inbound and 182 outbound trips. During the p.m. peak hour, it is expected to generate 849 new two-way vehicle trips consisting of 288 inbound and 561 outbound trips.
- Under existing traffic conditions, the study intersections are operating at satisfactory levels with low levels of delay and queuing.
- With the addition of corridor growth under the 2028, 2033 and 2038 future background and future total traffic conditions, all study intersections are reported to continue to operate at satisfactory levels with low levels of delay and queuing.
- A separate analysis completed assuming a new Service Road connection from the site access on Concession Road 4 to the new east/west midblock crossing also confirmed that all study

intersections within the revised road network are expected to continue to operate at satisfactory levels.

- Application of the Township of Puslinch By-Law 023-18 parking rates to the subject site results in a requirement of a minimum of 745 vehicular parking spaces (including 26 accessible parking spaces), 167 bicycle parking spaces and 17 loading spaces.
- The proposed Master Plan provides a total of 894 vehicular parking spaces, including 26 barrier free spaces, 25 bicycle parking spaces and 66 loading spaces. The Township's minimum By-Law requirements are met for all uses. It is to be noted that the location of the bicycle parking will be determined at the detailed design phase and will meet the minimum Bylaw requirements.

5.7 Environmental Impact Study

GHD Limited was retained to complete an Environmental Impact Study (EIS) for the Proposed Development. The purpose of this EIS is to document existing natural heritage features and functions on and adjacent to the Site, consider potential impacts resulting from the Proposed Development, and provide recommendations on mitigation measures to minimize potential impacts.

The final conclusions of the Study are as follows:

- A PSW is present within the southern portion of the Subject Lands. The PSW and surrounding 30 metre buffer were not included in the developable area.
- Amphibian call count surveys, breeding bird surveys, tree inventory, SWH assessment, and bat maternity roost surveys and acoustic analysis were completed as part of the EIS. These surveys produced evidence of two Species at Risk (SA): the eastern meadowlark and the barn swallow.
- There is one candidate significant wildlife habitat (SWH) feature on-Site for barn swallow (buildings) but no evidence of nesting, therefore no confirmation of use. Surveys to confirm presence or absence of nesting on these structures are recommended if demolition does not occur prior to the next breeding season.
- A certified arborist prepared an Arborist Report to determine compensation planting required and identifies appropriate measures to protect trees that are to be retained. Identification of and implementation of various timing, planting, and enhancement measures may reasonably be expected to mitigate the loss of natural heritage function from the potential higher density redevelopment of these lands.
- The Proposed Development will not result in notable impacts to the natural environment, including associated species, features, or functions. Development and construction activities are largely confined to lands currently used for agriculture and mitigation measures have been developed to reduce potential impacts of construction and the ultimate building configuration.

The EIS concludes that the Proposed Development will be in conformity with all relevant policy and legislation, assuming all relevant impact and mitigation measures are adhered to.

6.0 Public Consultation Strategy

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

We propose that the public consultation process for the proposed Applications follow the Planning Act statutory requirements. The following points of public consultation are proposed:

- A public meeting advertised by the County and Township and heard by the Township of Puslinch Council.
- Direct written responses to comments raised through the public consultation process will be provided to County and Township Staff for their review and consideration in the preparation of the Staff Report.
- Preparation of a Staff Report, with the Report to be available to the public in advance of County and Township Council's consideration of the applications. It is understood that Staff will post information on the County and Township's website for public review. This will include the Staff Report and may also include technical studies and reports prepared in support of the applications.
- A Council Meeting, at which time the Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review understand and comment on the proposed Applications. The consultation strategy will be coordinated with municipal staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

7.0 Summary & Conclusions

MHBC has prepared this Planning Justification Report in support of the Applications. The Applications will permit the development of a prestige employment campus to serve as the Canadian headquarters for Danby Appliances and Upper Canada Forest Products. The Proposed Development represents good planning. Based on the analysis of this report, it is concluded that that the Proposed Development is in the public interest and represents good planning for the following reasons:

- The Proposed Development is consistent with the policies of the PPS, 2024.
- The Proposed Development conforms to the policy direction of the County of Wellington Official Plan.
- The Proposed Development will facilitate significant economic growth and job creation on the Subject Lands and within the Township of Puslinch, through the development of a prestige employment campus. The Proposed Development will contribute to the projected employment growth in the County and Township.
- The Proposed Development reflects an innovative approach to employment uses through creating an employment campus that includes well-designed, modern buildings as well as the creation of shared facilities (servicing infrastructure, parking, amenity, roads, etc) that make efficient use of the Subject Lands.
- The Proposed Development will permit development that will not cause any environmental or public health and safety concerns.
- The Proposed Development reflects a development that has been designed to be compatible with adjacent rural residential and agricultural land uses.

We certify that this report was prepared jointly by a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.

Respectfully submitted,

MHBC



Emily Elliott, BES, MCIP, RPP

Partner



Luisa Vacondio, BES, MCIP, RPP

Senior Planner

A

Appendix A: Record of Preconsultation



Comment Summary – 4631 Sideroad 20 N.

Consultant		Comments
County of Wellington		See letter attached
GM BluePlan		See letter attached
Stan Denhoed-Township Hydrogeologist		<p>There are no sewage services at the site. There is not a lot of room left for the septic system. A groundwater study will be necessary to confirm that on-site and nearby natural environment features are not impacted by the development. We recommend that the applicant undertake a Procedure D5-5 Water Supply analysis for the site to confirm adequate quantity and quality for their needs. It is likely that an ECA will be required for the sewage system and thus the MECP will be involved. We would like to be copied on any application for an ECA.</p>
Ecology Comments		See letter attached
Township of Puslinch Fire Department – Brent Smith		Comments pending
Township of Puslinch Building Department – Andrew Hartholt, CBO		<p>At this stage and level of detail of the pre-consultation submission my comments/questions are as follows:</p> <ol style="list-style-type: none"> 1. No septic system(s) or on-site water supply for firefighting appears to be shown in the proposed? 2. If septic system(s) total daily design flow is greater than 10,000L/day, separate approvals will be required from the MECP. 3. Will the buildings be sprinklered? 4. Separate building permits will be required for each building and sign(s) being proposed. 5. Will the proposed buildings be a phased approach?



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PUSLINCH
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		<p>If the applicant is to proceed to the site plan stage, be sure to include the following information so more detailed comments can be made:</p> <ol style="list-style-type: none">1. Ontario Building Code matrix2. Building Height and storey's proposed for each building.3. Hydrant location(s). OBC B.3.2.5.7. to be located within 90 meters of every portion of a building perimeter that is required to face a "street".4. Show designated fire routes5. Principal entrances to buildings to be identified.6. Sizing, calculations and location of on-site water storage.7. Full extent proposed septic system, including detailed calculations.8. Conceptual elevations and floor plans of proposed buildings.9. Identify snow storage locations10. Will Roof drainage flow control be used as part of the stormwater management?11. Provide preliminary spatial separation calculations between buildings and property lines.
Township of Puslinch Public Works – Mike Fowler		No comments received
Source Water		<p>This site is located in a Wellhead Protection Area D (WHPA-D) with a low vulnerability score of 2, a Significant Groundwater Recharge Area (SGRA), and a draft Wellhead Protection Area for Quantity (WHPA-Q) with a significant risk level. See attached maps.</p> <p>The proposed development would require the following during the site plan process:</p> <ul style="list-style-type: none">• Completion of the Drinking Water Threats Screening Form. This form is an important tool that the Risk Management office uses to determine how Source Protection Plan policies may affect the property.



TOWNSHIP OF
PUSLINCH
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| | | <ul style="list-style-type: none">• Depending on answers to screening form, a chemical management plan (CMP) for fuel, chemical and / or waste handling and storage may be recommended. At minimum, we will request that a site plan condition be required for any temporary fuel storage during construction.• Due to the amount of impervious surface proposed, we would strongly recommend that a Salt Management Plan be submitted for the property to manage winter maintenance activities.• Confirmation of stormwater management design for the property and whether an Environmental Compliance Approval (ECA) is required.• Confirmation of sewage works capacity for the property and whether an Environmental Compliance Approval (ECA) is required. If capacity is in excess of 10,000L per day, Ministry approval is required.<ul style="list-style-type: none">○ Please provide the location of proposed septic system in future submissions as it is not shown on the current concept plan• Please discuss if any Permits to Take Water are required or are currently subject to the property. If water takings exceed 50,000L per day, Ministry approval is required.• In relation to consumptive water taking, we encourage that properties within the WHPA-Q install a flow meter to monitor water usage. Its not a legal requirement yet but when the policies become in legal effect, it may be required by the township. During the site plan process, we will provide best management practices for the recharging and infiltration of clean water.<ul style="list-style-type: none">○ It is important to note that depending on when site plan is submitted, these draft policies may be in legal effect.• Details on any excavation, deep cassions or piers, geothermal, existing wells and other potential transport pathways proposed.• Please ensure that site data (lot, building, asphalt, concrete, and landscaped percentages) details are included in future submissions. This information is important to review with regards to recharge to the aquifer. As long as the impervious surface percentage after construction |
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		<p>is below the 80% threshold value used in the Tier 3 water quantity studies, it will likely be acceptable as the water quantity policies are not legally in effect at this time.</p> <p>Furthermore, we strongly support the Township Hydrogeologists comments that a groundwater study will be necessary to confirm that on-site and nearby natural environment features are not impacted by the development and that the applicant should undertake a Procedure D5-5 Water Supply analysis for the site.</p>
GRCA		<p>GRCA has reviewed the pre-consultation request and offer the following comments:</p> <ol style="list-style-type: none">1. Development will require an Environmental Impact Study (EIS) demonstrating no negative or adverse hydrological or ecological impacts on the Provincially Significant Wetland (PSW) on the property. GRCA EIS Guidelines can be found online here: https://www.grandriver.ca/en/Planning-Development/resources/Documents/Planning_Policies_Wetlands_EIS.pdf2. As part of the EIS, the applicant will need to demonstrate that the PSW hydroperiod is maintained or enhanced. A pre- and post-development wetland water balance assessment will be required to demonstrate that the development will not negatively impact the hydrologic or ecological function of the wetland.3. GRCA requests that a Terms of Reference (TOR) be circulated for approval prior to initiation of the EIS.4. It is requested that Stormwater Management and grading plans be circulated to GRCA for review and comment.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Meagan Ferris, RPP MCIP, Manager of Planning and Environment
TEL: (519) 837-2600 ext. 2120
EMAIL: meaganf@wellington.ca

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

July 29th, 2022

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

Dear Ms. Lynne Banks:

Re: Pre-consultation Request – 4631 Sideroad 20 N

Thank you for circulating the request for pre-consultation comments for the above-noted property. As part of the pre-consultation, we have reviewed the following submitted items:

- Conceptual development proposal
- Conceptual site plan

Based on our review of the above information, and in our capacity as the Township's Planning consultants, we offer the following planning comments for consideration:

Proposal:

- To create an innovation community that includes Danby, Upper Canada Forest Group, Puresource/Now Foods, the Farley Group, TrafficSoda, and HumbleSnacks.
- To permit office space, a refugee centre, a community park and potentially manufacturing uses.
- It is noted that the information package identifies subdivision of land; however, this has not been considered as part of the preliminary review considered by planning staff.

Provincial Policy:

- The Planning Justification will need to consider the Provincial Policy Statement (2020) and the Provincial Growth Plan. The subject lands are not located within the current Greenbelt Plan boundaries.
- The Growth Plan provides the most direction regarding growth and employment uses. Due to the location and land use designation of the subject lands, the site would be subject to the Rural Area and Rural Lands policies. These policies will need to be reviewed.
- The Growth Plan also provides other policies that direct where different forms of growth should be considered. For example – (i) the Growth Plan provides direction that "major offices", which are 4 000 m² or more in floor area or generate 200 jobs or more, are to be directed to urban growth centres, major transit areas or other strategic growth



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N1H 3T9

areas with existing or planned frequent transit services and (ii) recognizes existing employment areas. The subject lands are not located within any of the aforementioned areas.

- The County is undergoing a Municipal Comprehensive Review. Through the first phase, OPA 119 has proposed a Regionally Significant Economic Development Study Area. These lands were not identified as part of this study area. The County is also completing a review of the Agricultural System which may impact this property.
- The Growth Plan also directs that a vegetative buffer no less than 30 metres is required from a key hydrologic feature (i.e. wetland); however, an Environmental Impact Study will be required and will also need to determine if a setback of 30 m is appropriate.

County of Wellington Official Plan:

- The subject lands are primarily designated as Secondary Agricultural. There is also Core Greenland System designation on-site to identify a Provincially Significant Wetlands. Further, a small portion of the site appears to contain Rural Employment Area designation.
- The primarily land use designation only permits “small-scale” development; however, this development would not be considered to be small scale. As such, the subject development is not permitted in the Official Plan.
- Section 6.8 outlines the need to be considered if proposing to introduce a Rural Employment Area designation, including that these areas are required to be: (i) dry uses; (ii) only limited commercial uses may be considered; and (iii) the need to consider land use compatibility.
 - Section 6.8.4 establishes policies for new Rural Employment Areas; however, the County is currently undertaking a provincial policy and growth conformity exercise.
- Rural Servicing – development on this site will be subject to private services (well and septic) and only “dry” uses are permitted. The Official Plan identifies “dry” uses as uses “...which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems”.
 - Section 11.2.6 *Rural System Servicing* will need to be reviewed and considered. No information regarding servicing or details of the manufacturing uses are provided. MOE approval may be required based on the septic requirements.
- Part 5 will need to be reviewed and the applicable policies demonstrated to be met.
- **Source Water Protection:**
 - The subject lands are identified as a Wellhead Protection Area D with a vulnerability score of 2. The subject lands are also part of a WHPA Q1 & Q2 and a



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ADMINISTRATION CENTRE
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N1H 3T9

significant groundwater recharge area. Comments from the Risk Management Official are required.

- Any development applications will also need to demonstrate consistency with Section 4.9.5 of the Official Plan. A Drinking Water Threat Disclosure Report will be required as part of a complete application per section 4.9.5.4 of the Official Plan.
- **Paris Galt Moraine Policy Area & Mill Creek Watershed:**
 - A hydrogeological assessment is required to address policies within Section 4.9.7 of the Official Plan to ensure the objectives of these policies are maintained.
 - The above noted assessment will also need to demonstrate how Section 4.10.1 are addressed
 - Section 4.9.5.6 is also required for large scale development on individual on-site water services, including demonstration of adequate water supply.

Township Zoning By-law:

- The subject lands are zoned as Agriculture (A) Zone, with some Future Development (FD 3) Zone and Natural Environment (NE) Zone, including the Environmental Protection Overlay.
- The uses are not permitted within the existing permissions of the Zoning By-law. A detailed zoning review has not been completed at this time.
- Any future conceptual plans will need to be updated to reflect the various Zoning By-law requirements, including snow storage and garbage collection.

Planning Act Applications Required:

- County of Wellington Official Plan amendment;
- Township Zoning By-law amendment and
- Township Site Plan application

Supporting Studies Required for Official Plan and Zoning By-law Amendment:

Included below is a preliminary list of potential supporting studies that are required for any future application submissions. The list of studies/assessments identifies minimum requirements.

- A detailed Planning Justification Report prepared by a qualified professional that reviews local and provincial policy, including a detailed review of the Growth Plan policies, the zoning by-law, land use compatibility, minimum distance separation etc.;
- Compatibility Assessment that looks at noise and dust impacts, including the MOE-D Series Guidelines due to proximity to sensitive land uses;
- Design Brief demonstrating compliance with the Township's Design Guidelines;



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ADMINISTRATION CENTRE
74 WOOLWICH STREET
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- Environmental Impact Study – a terms of reference is to be prepared in advance and reviewed by the Township’s consulting ecologists;
- Source Water Protection Screening Form & Drinking Water Threat Disclosure Report
- Archaeological Assessment;
- Additional studies identified by the Township’s consultants and other commenting agencies (Servicing Feasibility, Hydrogeological, Traffic Impact Assessment, Stormwater Management, etc.)
- Additional Items – detailed concept/site plan and architectural renderings/elevation plans.

All studies/assessments are required to meet (at a minimum) the requirements set out in Section 4.6 *Impact Assessment* of the Official Plan. All studies/assessments are to be completed and signed by a qualified professional.

Additional Planning Comments:

- The information package provided included a project summary and a conceptual plan. It is challenging to review the development potential based off of a conceptual business plan. It is recommended that a Planner be retained and provide a detailed project summary to assist with the review of this development proposal and that a subsequent pre-consultation meeting be scheduled. More information will be helpful to assess some of the potential uses (i.e. a refugee centre and a community park) and to determine potential off-site impacts that will need to be assessed, including water/sanitary needs.
- There are concerns that there are existing provincial policy constraints that limit the consideration of a developer driven amendment to introduce additional Rural Employment Area lands.
- The subject lands are located within 1 km of the City of Guelph limits. It is anticipated that the City will have comments and potential concerns with this development. There are also policies within the County Official Plan (Section 4.7 Urban Area Protection) that will need to be considered to ensure an urban and rural transition.
- As mentioned within the Provincial Policy section of these comments, the subject lands are located outside of lands that have been identified by the County of Wellington as the Regionally Significant Economic Development Study Area through the MCR process. The Township will further need to consider the strategic location of any additional employment lands to address future land needs identified through the MCR process.



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ADMINISTRATION CENTRE
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N1H 3T9

- A conceptual plan has been included as part of the pre-consultation package; however, a detailed review of the Zoning By-law with respects to setbacks, lot coverage, parking (including accessible parking and bike parking), loading space, landscape and buffering.
- There are multiple design elements that need to be considered including architectural elements; layout of parking, loading areas, location/size/setback of dry services, landscaping etc.
- Development shall be subject to the Township's Urban Design Guidelines. Information regarding landscaping (including plant materials) and building design are included in this Guideline -- [Microsoft Word - 1 PDG Cover Feb1-10 FINAL.doc \(puslinch.ca\)](#). There is a concern with the visual impacts of truck parking along the Hanlon that would not be in keeping with the Township's design vision.
- Comments from the MTO are required with respects to this development proposal, setbacks, and traffic. It is understood that there are access limitations proposed for the Hanlon which may have impacts for any future development of this site. The County Roads Division may wish to review any terms of reference.

These comments have been prepared without the benefit of reviewing detailed comments from other consultants or agencies and based on a conceptual proposal. These comments may change as the development progresses and as more details are provided.

I trust these comments will be of assistance if you have questions please contact the County of Wellington Planning and Development Department.

Yours truly,



Meagan Ferris, RPP MCIP
Manager of Planning and Environment



July 20, 2022
Our File: 122006-013

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

Attention: Ms. Lynne Banks

Re: Pre-Consultation
4631 Sideroad 20 North, Township of
Puslinch

Dear Ms. Banks,

An email was received on July 14 30, 2022 requesting pre-consultation comments for future development applications related to a proposed future commercial development, on the subject lands located at 4631 Sideroad 20 North, in the Township of Puslinch.

In support of the identification of the engineering requirements for future development applications, the following documents and drawings were received and reviewed:

- Estill Innovation Community Request for Proposal, dated March 16, 2022.
- Concept Plan and Aerial Imagery.

Based on our review of the site and provided documents, we provide the following engineering requirements to support future a future zoning bylaw amendment 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, nitrate impact analysis, and recommendations related to design and construction of structures and buildings, including foundations; stormwater management systems; septic system design; and availability of potable groundwater.
- **Functional Servicing and Stormwater Management Report**, detailing:
 - The original (pre-development) conditions of the site and the nature of the proposed development.
 - How the site is to be serviced by potable water, fire water and wastewater treatment/disposal.
 - How stormwater management is to be provided for the site including water quality, water quantity, water balance, and erosion mitigation, as required by the Township Development Standard, and GRCA and MTO requirements.
 - The legal drainage outlet for the proposed SWM facility.
 - Grading and drainage considerations for the site.
 - Geotechnical and hydrogeological considerations.

- **Concept Plan**, generally showing the proposed limits of development and setbacks, entrances and sightlines for entrances, proposed buildings, driveways, parking areas, loading areas, sidewalks, and locations of well, septic system and stormwater management facility.
- **Traffic Impact Study**, taking into account the proposed phasing and timing of the MTO Highways 6 and 401 Improvements project. The Terms of Reference for the TIS should be reviewed by the Township, County and MTO before commencement of the study.

Should the proposal proceed to site plan approval, the above-mentioned documents and drawings would need to be updated as required to reflect the final design of the development, and the following additional documents and drawings would be required:


- **Site Plan**, generally showing the proposed above ground infrastructure and services including but not limited to buildings, curbs, parking areas, loading areas, turning areas, entrances, easements, fire routes and fire protection infrastructure, signage, fencing, lighting, sidewalks, catchbasins, and potable water well.
- **Site Grading and Servicing Plan**, generally showing the existing and proposed site grading, and proposed underground infrastructure and services, including but not limited to storm sewers, water and sanitary lines, septic system and stormwater facilities.
- **Erosion and Sediment Control Plan**, providing provisions for the control of sediment and potential erosion during construction.
- **Landscaping Plan and Tree Preservation Plan**, designed to illustrate existing and proposed plantings onsite and required restoration works for the property.
- **Photometric Plan**, demonstrating how the site is to be illuminated in accordance with Township Standards.
- **Spills Management Plan**, to document the control of potential spills for the subject property.
- **An Itemized Construction Cost Estimate**, which includes 15% for engineering and contingencies.

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

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



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

August 10, 2022

Our Project #: AA21-049A-011
Sent by email: jbunn@puslinch.ca

Jeff Bunn, Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: 4631 Sideroad 20N, Township of Puslinch
Ecological Constraint Review, Pre-Submission Application
Proposed Estill Innovation District**

Dear Mr. Bunn:

About & Associates Inc. has been retained by the Township of Puslinch to complete an Ecological Constraint Review of the pre-submission documents for a proposed Innovation District located at 4631 Sideroad 20N. We have reviewed the following documents as part of our assessment:

- Estill Innovation Community Request for Proposal, Danby Appliances, undated,
- Danby Development Concept Puslinch 2, undated,
- Aerial photography of the subject site, Google satellite imagery, April 2017, and June 2019,
- Wellington County Official Plan (July 20, 2021, consolidation), including Section 5.0 Greenlands Systems policies,
- Township of Puslinch Comprehensive Zoning Bylaw No. 023-18 (May 2021 consolidation) including Map A-4, Schedule A, and section 12.4 NE Zone requirements,
- The Provincial Policy Statement, Ministry of Municipal Affairs and Housing, 2020,
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 office consolidation,
- Wellington County Draft Natural Heritage System Mapping, accessed July 2022,
- GRCA mapping (accessed July, 2022) of natural heritage features (e.g., regulation limit, GRCA and OMNR wetlands, ANSI's, and MNR Woodlands), and
- Natural Heritage Information Center, Make-a-Map, accessed July, 2022.

Our review has identified the following regarding the presence of ecological constraints or concerns, as they relate to the proposed development at 4631 Sideroad 20N.

- Significant Natural Heritage features are present within the property limits, including a portion of the Cranberry Oil Well Bog Provincially Significant Wetland Complex.
- The Wellington County Official Plan Schedule A7 identifies Core Greenlands and Secondary Agricultural lands within the property limits.
- The property includes lands within the GRCA regulated area.
- The MNDMNRF Natural Heritage System mapping does not identify any additional natural heritage features.
- The Wellington County Draft Natural Heritage System mapping identifies proposed enhancement linkages within the property limits.
- Our Species at Risk review of the NHIC 1km squares, Ontario Reptile & Amphibian Atlas, Ontario Breeding Bird Atlas, and Atlas of the Mammals of Ontario, has determined that habitat for Species at Risk is possible within the property limits, specifically within the wetland and adjacent lands, and the vegetated areas to the northwest. Agricultural areas may also provide habitat for grassland breeding birds, depending on the type of agriculture present. Species of conservation concern identified in the background review include Blanding's Turtle, Northern Map Turtle, Snapping Turtle, Midland Painted Turtle, Eastern Ribbonsnake, Milksnake, Jefferson Salamander, Bobolink, Eastern Meadowlark, Common Nighthawk, Red-headed Woodpecker, Eastern Wood-pewee, Wood Thrush, Bank Swallow, Grasshopper Sparrow, Barn Swallow, Chimney Swift, and American Burying Beetle. These species should be considered when scoping the Environmental Impact Study to ensure compliance with the ESA.
- The site is within the boundaries of the Growth Plan for the Greater Golden Horseshoe and includes lands within the natural heritage system identified as Key Hydrologic Features. Key Hydrologic Features are described as the following: *Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.*
- Per the Growth Plan for the Greater Golden Horseshoe, outside of settlement areas, development or site alteration is generally not permitted in Key Hydrologic Features,

and proposals for new development or site alteration within 120 metres of Key Hydrologic Features must identify a vegetation protection zone (VPZ). The VPZ must be no less than 30m from the outside boundary of the Key Hydrologic Feature.

- Per the Wellington County Official Plan, development is not permitted within Core Greenlands. Adjacent Lands are identified as lands within 120m of Provincially Significant Wetlands.
- Per the Wellington County Official Plan, where development is proposed 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, 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.*
 - c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*
- Per the Township of Puslinch Zoning By-law, the subject property includes lands designated as Natural Environment.

Our review of the pre-submission documents and background information has determined that, with respect to ecological considerations, the proposed development, as shown in the Danby Development concept 2, may conform to the Natural Heritage policies of the PPS, Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan and Township of Puslinch Zoning By-law. The following should be completed for the site to ensure conformity with the policies.

- Completion of a Natural Heritage Evaluation or Hydrologic Evaluation per the Growth Plan for the Greater Golden Horseshoe.
- Wetlands must be staked in the field and confirmed with the GRCA to determine current limits.
- The Development plan must ensure a minimum VPZ of 30m from the Provincially Significant Wetland feature on the subject property.
- The Development limits should be evaluated to determine if any areas or features meet criteria for significant woodlands, provide significant wildlife habitat, or habitat for species at risk.

-
- The site should be reviewed for additional wetlands and natural or naturalized vegetation communities through the completion of Vegetation Assessments utilizing the Ecological Land Classification system.
 - Consideration should be given to adjust the site plan to maintain or provide linkages to adjacent Natural Heritage Features per the Wellington County Draft Natural Heritage Mapping enhancement linkages.

Given the above, it is expected that a scoped EIS that satisfies the requirements of the Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan, Township of Puslinch Zoning By-law and the GRCA will be required to move forward with the proposed development on the subject lands. A proposed Terms of Reference should be submitted prior to completing any studies to ensure the scope of study is adequate for the site.

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

B

Appendix B: Concept Plan and Renderings

C

Appendix C: Proposed OPA

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. ___ to the
Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number ___ to the Official Plan for the County of Wellington, consisting of the attached text, maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 20__

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20__

WARDEN

CLERK

**AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed Amendment including the purpose, location, and background information, but does not form part of this Amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to redesignate the portion of the lands municipally known as 4361 Sideroad 20 North from *Secondary Agriculture* to *Rural Employment Areas* and include a site specific policy to include daycare as a permitted use.

This amendment will facilitate the development of the subject lands as a prestige employment campus that is planned to accommodate multiple uses including: industrial, manufacturing, warehousing and office uses as well as complementary uses to support the primary employment function of development.

LOCATION

The lands subject to the proposed amendment are located within the Township of Puslinch. They located in the northern part of the Township, are triangular in shape and are bounded by the Hanlon Parkway (Highway 6) to the north and east, Sideroad 20 North to the west and Concession Road 4 to the south. They are municipally known as 4631 Sideroad 20 North and have an area of 24.7 hectares.

BACKGROUND

Official Plan Amendment and Zoning By-law Amendment applications were submitted in February, 2025. The applications included detailed studies, reports and plans to support the proposed development. Pre-consultation with the County, Township and applicable agencies occurred in 2022, prior to submission of the applications.

BASIS

The Official Plan Amendment is based on the following:

- The County Official Plan identifies that employment growth in the Township of Puslinch is anticipated to increase from 5,800 to 7,900 over the 30-year horizon (2021-2051). The County Official Plan requires that sufficient land is to be designated to accommodate a range and mix of employment opportunities to meet the needs of the growth forecast and will encourage / support decisions that ensure an adequate supply is available at all times.
- The County has identified the need for additional employment areas in the Township through the ongoing Municipal Comprehensive Review.
- The Subject Lands satisfy the locational criteria for Rural Employment Areas in the County Official Plan. They are adjacent to existing employment areas in the Township and the City of Guelph.

- The Subject Lands have excellent access to the existing transportation network, including convenient access to a Provincial Highway (Highway 6) and to existing County arterial roads.
- The Subject Lands are constrained for the long-term viability of agricultural uses due to their size (24 hectares) and presence of a Provincially Significant Wetland.
- The Subject Lands represent the logical expansion of the adjacent Rural Employment Area that applies to the southern portion of the Subject Lands and to adjacent lands.

PUBLIC AND AGENCY INPUT

To be completed

DRAFT

PART B – THE AMENDMENT

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedules constitutes Amendment No. ___ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

PART 9 – LOCAL PLANNING POLICY

1. THAT Section 9.3 Puslinch Local Policies is amended by adding the following text to section 9.3:

PA7-__ - 4361 Sideroad 20 North

“The lands identified as PA7-__ on Schedule B7 of this plan relate to a prestige employment campus development on 4361 Sideroad 20 North. In addition to the uses permitted within the Rural Employment Area designation, a daycare is also permitted.”

SCHEDULES

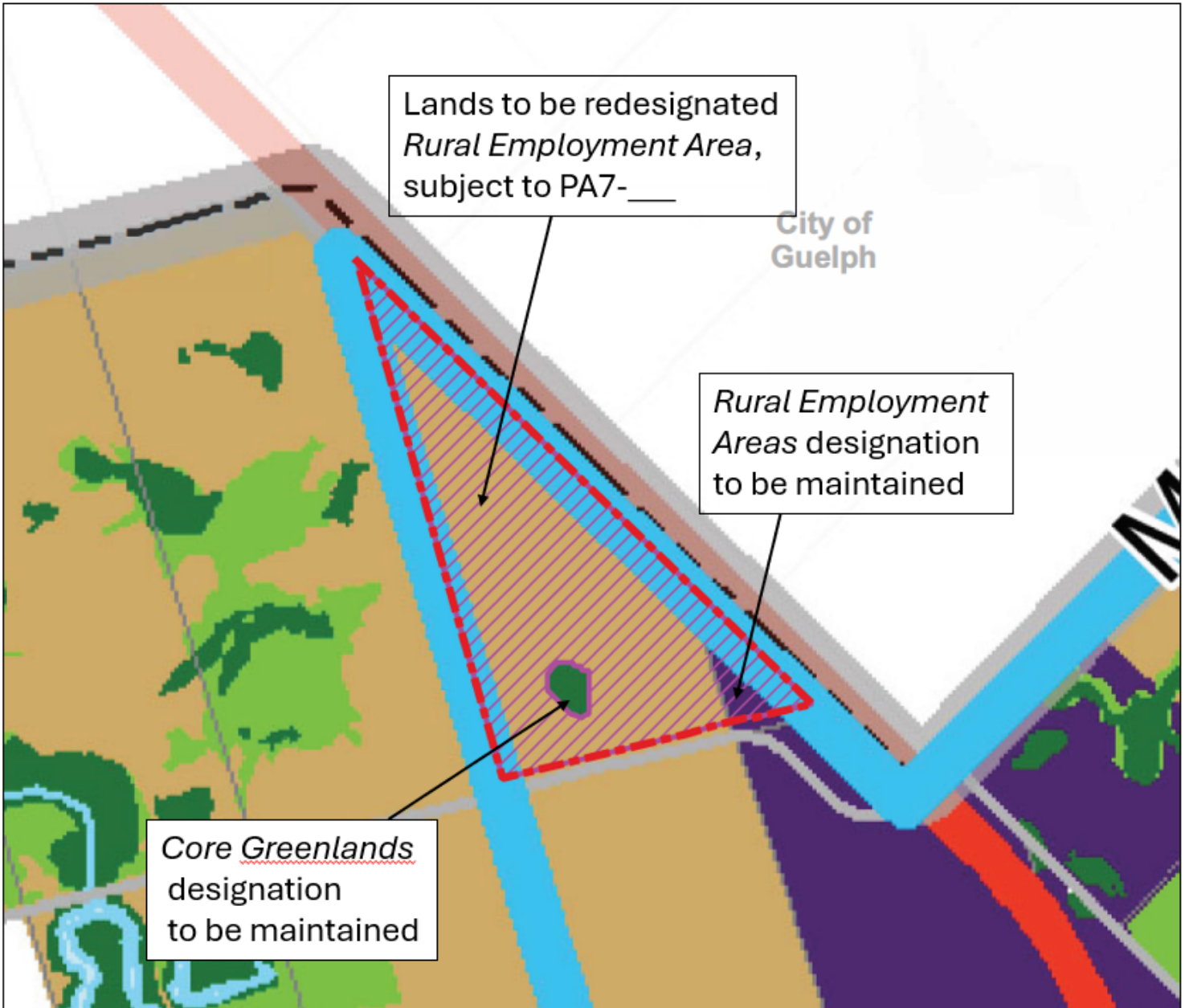
2. Schedule B7, Land Use Puslinch, is amended by redesignating the portion the lands subject to this amendment that are presently designated Secondary Agriculture to Rural Employment Area and identifying special policy PA7-___, as shown on Schedule “A-1”

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1"

OF

OFFICIAL PLAN AMENDMENT NO. ____



PART C – THE APPENDICES

To be completed

DRAFT

D

Appendix D: Proposed ZBA

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NO. _____

A By-law to amend By-law #23/18 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 the Planning Act, R.S.O. 1990, c.P.13 as amended;

Now Therefore the Council of the Corporation of the Township of Puslinch enacts as follows:

1. THAT Schedule "A" of By-law #023/18 is hereby amended by rezoning Part of Lot 15, Concession 1, Township of Puslinch, County of Wellington of from: Agriculture (A) Zone to a Specialised Industrial (IND-xx) Zone as shown on Schedule "A" of this By-law;
2. THAT in addition to the uses permitted in the IND zone, a daycare shall also be permitted on the land as shown on the attached Schedule 'A' of this By-law;
3. 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;
4. 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.

By-law read a First, Second, and Third Time this of _____, 2025

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH BY-LAW NUMBER 2025-
XX

SCHEDULE "A"

