

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 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 _____, 202_.

READ a THIRD TIME THIS ____ DAY OF _____, 202_.

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 County of Wellington 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 Official Plan Amendment is to redesignate the subject site currently designated *Secondary Agricultural Area* to *Rural Employment Area* and *Policy Area (PA7-X)*. In addition to the permitted uses of the *Rural Employment Area* designation, including industrial and commercial uses, the lands will be used for retail and gas bar uses subject to appropriate zoning and the applicable policies of the Official Plan. The subject site is proposed to serve a special function that does not fit into a traditional land use designation at this time due to its location, servicing requirements, and the special characteristics of the area.

To ensure land use compatibility, Class III industrial uses, medical marihuana production facility, open industrial processes, outdoor storage of raw materials/finished products, and sawmill uses are to be strictly prohibited. To further support land use compatibility, the accompanying Zoning By-law Amendment will restrict the location of proposed uses.

LOCATION

The subject site is located within the Township of Puslinch. It is located on the east side of Townline Road (Regional Road 33), west of the City of Cambridge, and south of Highway 401 and the Townline Road interchange. It is legally described as Part of Lot 1 Concession 2, Township of Puslinch, County of Wellington, and has an area of approximately 34 hectares.

BACKGROUND

Official Plan Amendment and Zoning By-law Amendment applications were submitted in November 2025. The applications were partially resubmitted in February and March 2026. The applications included detailed studies, reports, and plans to support the proposed development. An informal pre-consultation meeting occurred September 21, 2023. A formal pre-consultation meeting occurred August 21, 2025.

On June 9, 2026, the application was presented to the Planning and Development Advisory Committee (“PDAC”) of the Township of Puslinch. The Committee expressed support for the development in principle, subject to all the necessary application requirements and conditions being met. On June 17, 2026, a Public Information Meeting (“PIM”) was held. The meeting was attended by Council members, Township and County Planning Staff, and members of the public.

BASIS

The proposed amendment modifies Schedules “A7” and “B7” to remove the *Secondary Agricultural Area* designation and redesignate the subject site to *Rural Employment Area* and *Policy Area (PA-X)*. The subject site has unique locational and contextual characteristics that will help ensure the long-term operational and economic viability of the proposed development. The subject site is a strategic, market-ready site for investment located adjacent to a major provincial transportation corridor. Its location supports the efficient use of existing transportation infrastructure and ensures the long-term compatibility of the proposed employment use. The proposed development will contribute to a diversified local and regional economic base by providing a range of employment opportunities that support long-term needs. The proposed private water and wastewater services will accommodate the projected needs of the development while supporting environmental protection and minimizing potential risks to human health and safety.

Further, Class III industrial uses, medical marihuana production facility, open industrial processes, outdoor storage of raw materials/finished products, and sawmill uses are to be strictly prohibited on the subject site to ensure land use compatibility between the proposed development and surrounding uses.

This Amendment proposes to adopt the policies of the *Rural Employment Area* designation with site-specific exceptions, which are provided by the policies of the *Policy Area (PA7-X)*. These site-specific exceptions include that in addition to the permitted uses of the *Rural Employment Area*, as provided in Section 6.8.2 of the Official Plan, the subject site will be used for retail and gas bar uses.

Due to limitations in existing municipal infrastructure provisions, private communal services are proposed to support the development. The scale of the development will require water use and sewage disposal systems that exceed permitted levels, but remain consistent with the intent of the County Official Plan and Zoning By-law definition of “Industrial Use, Dry”, as further outlined in the “Planning Comment D.VI. for Zoning By-law Amendment Application 2781-2809 Townline Road” memo prepared by Crozier and dated August 12, 2026.

The full basis for this Amendment has been set out in the Planning Justification Report (and Addendum) and related supplementary materials submitted in support of this Amendment.

OTHER APPROVALS

In addition to the proposed County Official Plan Amendment, the proponent has also submitted an application to the Township of Puslinch requesting an amendment to the Official Plan and Zoning By-law.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

PART B – THE AMENDMENT

All of this part of the document entitled “PART B – The Amendment”, consisting of the following text 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 9.8 Puslinch Local Policies is amended by adding the following text to Section 9.8.6:

PA7-X – 2809 Townline Road

- a. The land identified as *PA7-X* on Schedule *X* of this Plan relates to a proposed development at 2809 Townline Road. In addition to the uses permitted within the *Rural Employment Area* designation per Section 6.8.2 of the Official Plan, a retail store with a maximum net floor area of 17,500 m² and gas bar are also permitted.
- b. Class III industrial uses, medical marihuana production facility, open industrial processes, outdoor storage of raw materials/finished products, and sawmill uses are strictly prohibited.
- c. With approval of the proposed servicing from the Ministry of Environment, Conservation, and Parks, water use requiring a Permit to Take Water and/or greater than 50,000 liters of water per day and sewage disposal systems that exceed 10,000 litre per day of discharge are permitted.
- d. Where private communal services are recommended:
 - i. A Servicing Options Assessment will be required to address to the satisfaction of the municipality that the proposed servicing system capacity is sufficient for the size and density of the proposed development and includes an appropriate amount of excess capacity.
 - ii. The Owner agrees to enter into a Servicing Responsibility Agreement with the County of Wellington.

SCHEDULES

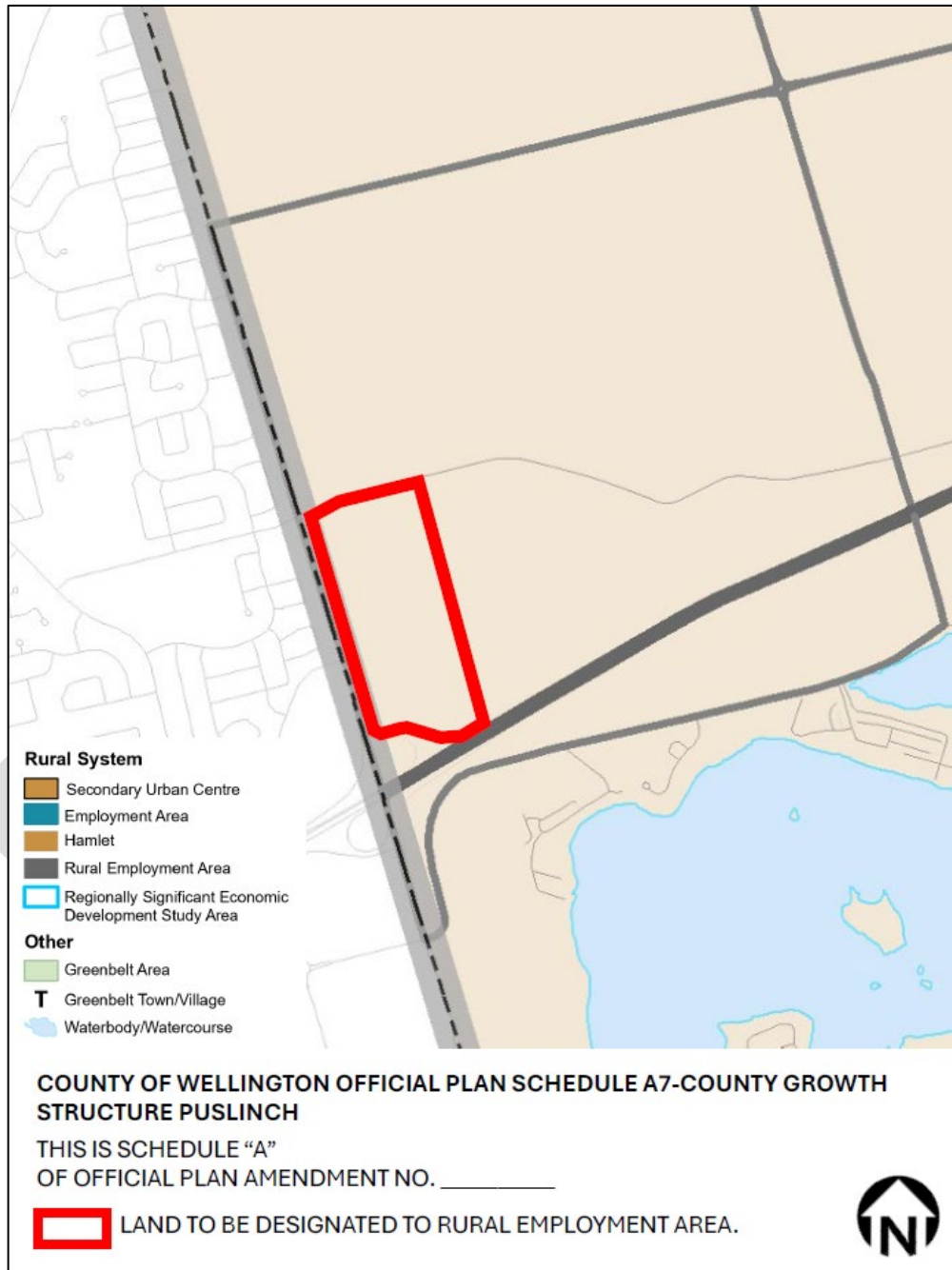
2. Schedule A7, County Growth Structure Puslinch, is amended by redesignating the lands subject to this amendment to *Rural Employment Area*, as shown on Schedule “A”.
3. Schedule B7, Land Use Puslinch, is amended by redesignating the lands subject to this amendment that are presently designated *Secondary Agriculture Area* to *Rural Employment Area* and *Policy Area (PA7-X)*, as shown on Schedule “B”.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OFFICIAL PLAN AMENDMENT NO. ____

**COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE A7 – COUNTY GROWTH STRUCTURE PUSLINCH**



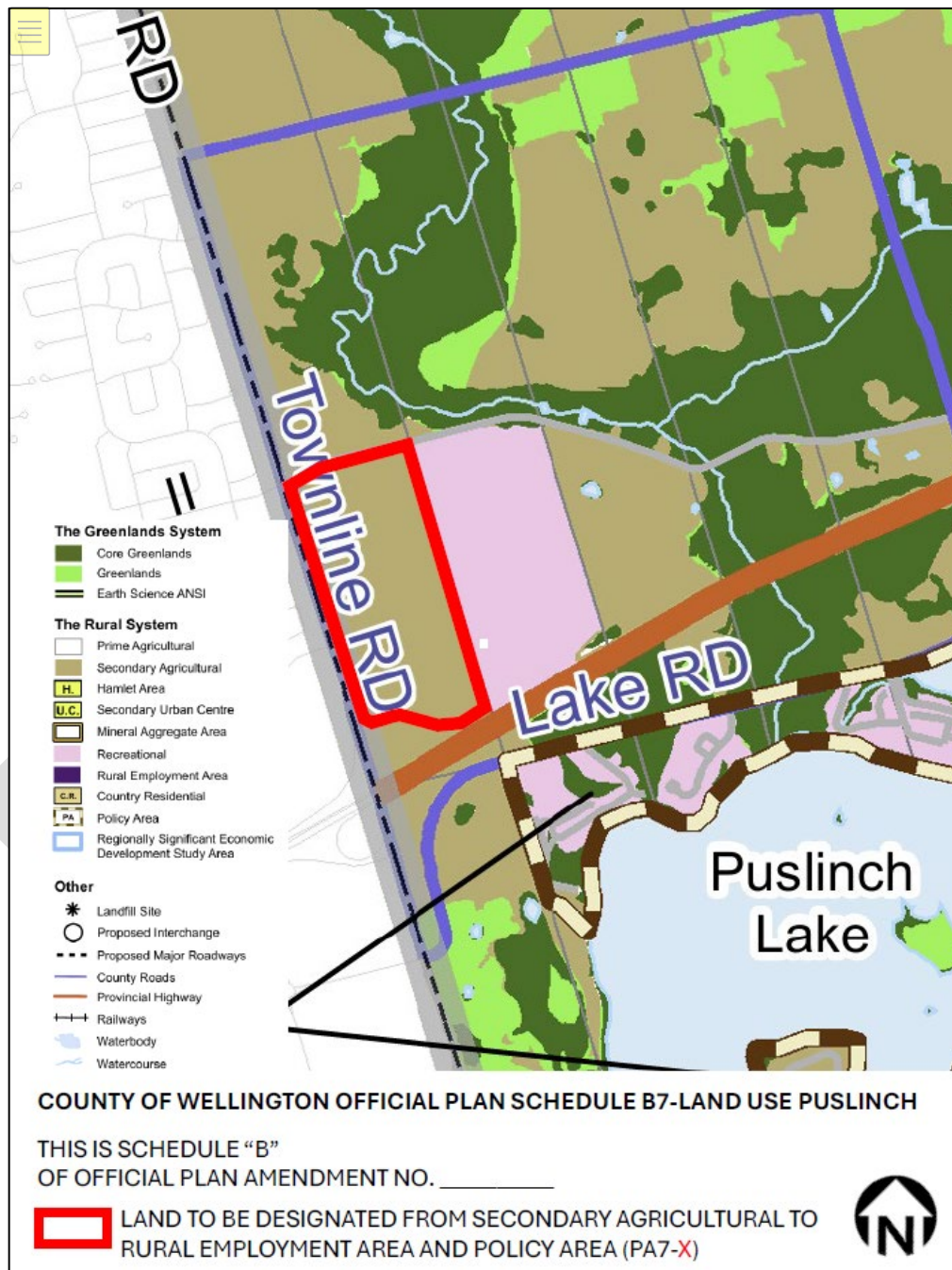
THIS IS SCHEDULE "A" OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS ____ TH DAY OF ____, 202_.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "B"

OFFICIAL PLAN AMENDMENT NO. ____

COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE B7 – PUSLINCH LAND USE



THIS IS SCHEDULE "B" OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS ____ TH DAY OF ____, 202__.