

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:

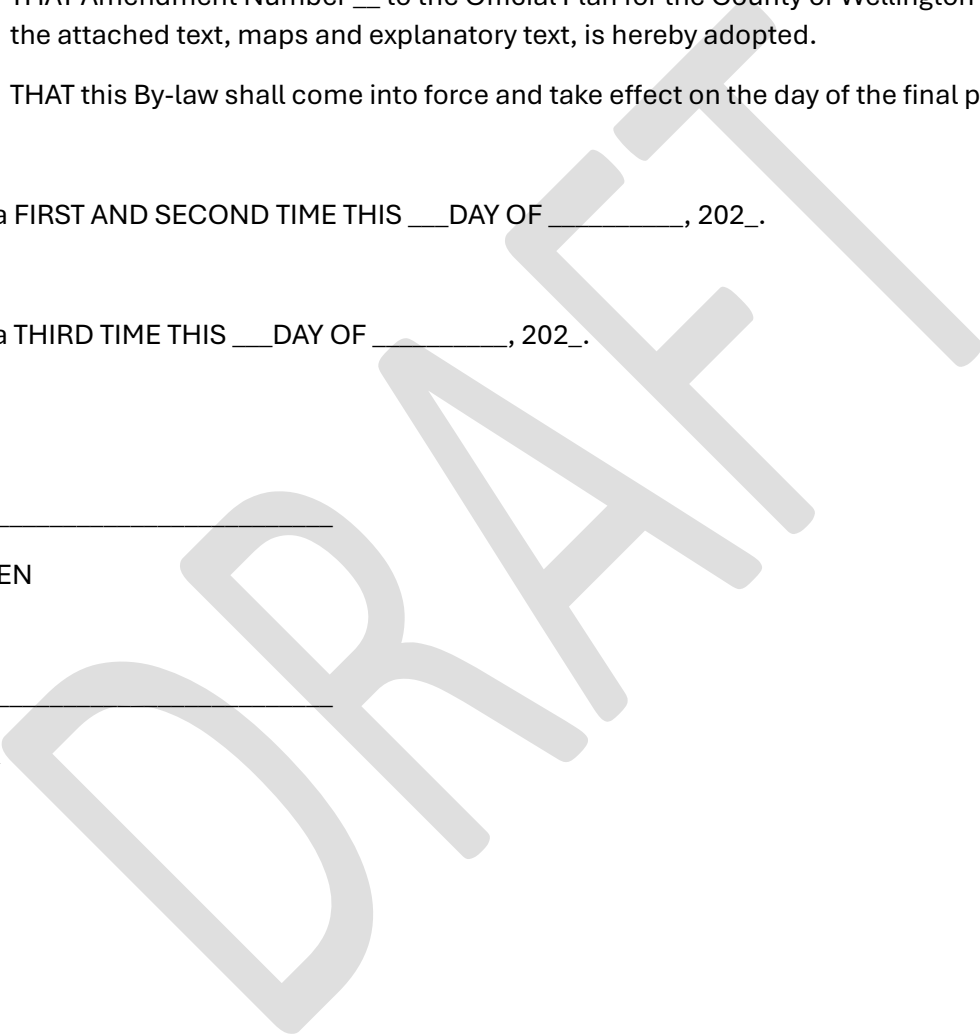
- 1. THAT Amendment Number __ to the Official Plan for the County of Wellington consisting of the attached text, maps and explanatory text, is hereby adopted.
- 2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

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)*. The Amendment will permit industrial, limited commercial, retail and gas bar uses.

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 - most notably its adjacency to Highway 401, a regional road, and an urban area within the City of Cambridge. In addition to the permitted uses of the *Rural Employment Area* designation, the lands will be used for retail and gas bar uses subject to appropriate zoning and the applicable policies of the Official Plan.

LOCATION

The site subject to the proposed amendment is located within the Township of Puslinch. The subject site is generally rectangular in shape and bound by Townline Road (Wellington 33) and the City of Cambridge to the west, and the Highway 401 corridor and Townline Road interchange to the south. The subject site is described legally 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 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.

BASIS

The 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 immediate access to the Highway 401 corridor and a Regional Road, and is adjacent to Hespeler Village in the City of Cambridge, Regional Municipality of Waterloo. The proximity of the site to surrounding uses and its provincial highway and regional road access to labour, goods, and services will help ensure the long-term operational and economic viability of the planned 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 site will be used for retail and gas bar uses, including that of retail commercial uses that are normally found in primary and secondary urban centres.

No uses include water-intensive industrial operations or the generation of industrial-strength wastewater. Water usage is not required for input into industrial assemblies, manufacturing, packaging, fabrication, repair, or storage activities. As such, the proposed uses are consistent with the intent of Section 6.8.1 and 6.8.2 of the Official Plan as it pertains to dry industrial and limited commercial uses in the *Rural Employment Area* designation. The owner shall enter into a

Development Agreement with the municipality to ensure the appropriate sewage and water servicing is in place prior to permanent year-round occupation being permitted.

The proposed redesignation and subsequent development will incorporate land use compatibility measures per Section 6.8.3 of the Official Plan to mitigate any potential adverse effects on surrounding land uses. Class III industrial uses, medical marihuana production facility, and sawmill uses are strictly prohibited on the subject site.

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

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.

DRAFT

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 gross floor area of 17,500 m² and gas bar are also permitted. Notwithstanding any provisions in this Plan to the contrary, this may include retail commercial uses and service commercial uses that are normally found in primary and secondary urban centres.
 - i. For the purpose of this exception, “maximum gross floor area” means the total floor area of a building measured from the centreline of partition walls and the exterior faces of the outside walls, but does not include any floor area in a cellar, attic or garage, any porch or verandah, any amenity area or private amenity area, any floor area which does not have a clear floor to ceiling height of 2.286 metres, or any floor area used for parking.
- b. Class III industrial uses, medical marihuana production facility, and sawmill uses are strictly prohibited.
- c. Industrial uses are to be “dry” in nature and consistent with the intent of the Official Plan, as provided in Section 6.8.1 and 6.8.2. The owners shall enter into a Development Agreement with the municipality to ensure the appropriate sewage and water servicing is in place prior to permanent year-round occupation being permitted.”
- d. Prior to any development, the developer/owner shall provide the County of Wellington with satisfactory land use compatibility, site servicing, geotechnical, hydrogeological, stormwater management, agricultural, environmental, and traffic assessments.

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”.

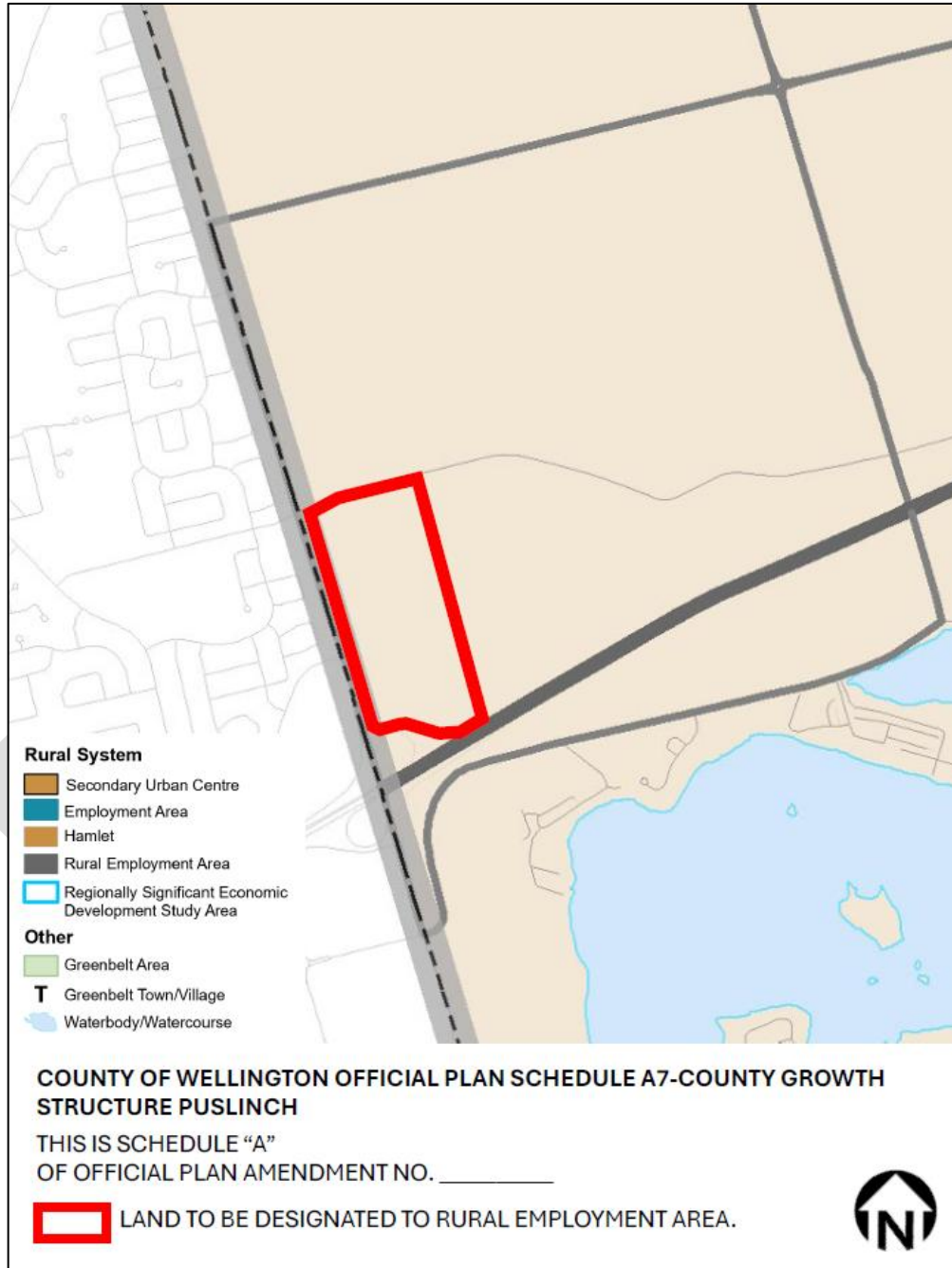
DRAFT

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OFFICIAL PLAN AMENDMENT NO. ____

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



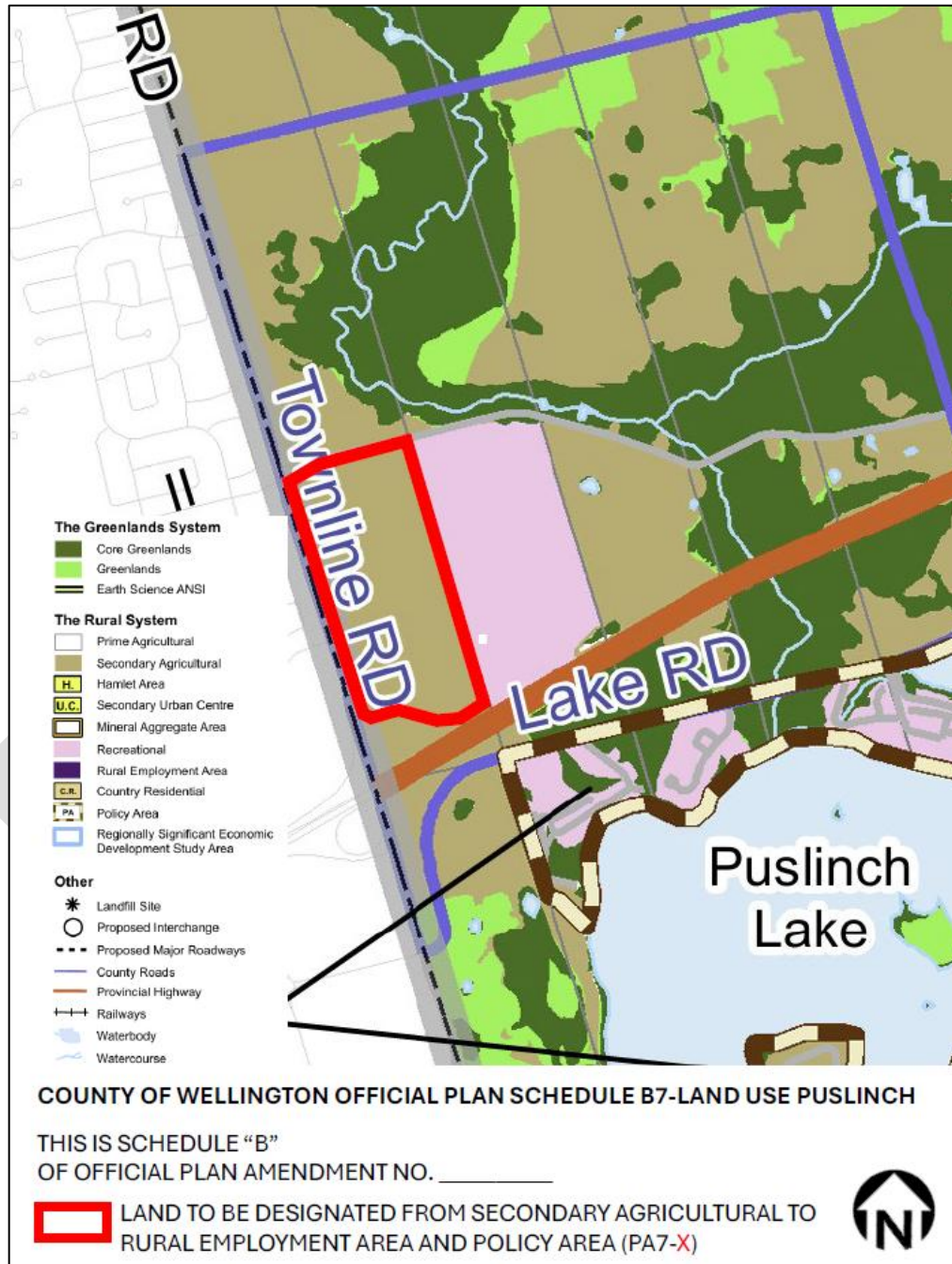
THIS IS SCHEDULE "A" OF AMENDMENT NO. __ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS __ TH DAY OF ____, 202_.

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__.