



# Land Use Compatibility Study

2809 Townline Road, Puslinch, Ontario

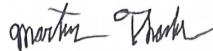
Fieldgate Properties Limited

17 February 2026

→ The Power of Commitment



Prepared by:



**Martin Thach, B.Eng.**  
Junior Acoustics Professional  
+1 519 340-4075  
martin.thach@ghd.com

Reviewed by:





**Ben Wiseman, B.A.Sc. P.Eng.**  
Senior Acoustical Engineer  
+1 519-340-4121  
ben.wiseman@ghd.com

**GHD**

455 Phillip Street, Unit 100A  
Waterloo, Ontario N2L 3X2, Canada  
T +1 519 884 0510 | [ghd.com](http://ghd.com)

**Document Status**

Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S0	DRAFT	M. Thach	B. Wiseman		M. Masschaele		
S4	Final FINAL	M. Thach	B. Wiseman		M. Masschaele		Nov.13/25
S4	Rev. 01	M. Thach	B. Wiseman		M. Masschaele		Feb.17/26

© GHD 2026

*This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.*

# Executive summary

GHD Limited (GHD) was retained by *Fieldgate Properties Limited* (Client) to prepare a Land Use Compatibility Study for the proposed commercial/industrial hub (Development) located at 2809 Townline Road, Puslinch Township, Ontario (Site). This Study has been prepared in support of the Official Plan Amendment and Zoning By-law Amendment applications for the Development.

The draft zoning by-law amendment for the Site proposes to rezone Part of Lot 1, Concession 2, Township of Puslinch, County of Wellington, from Agricultural (A) to site-specific Industrial (IND) Zones IND (spXX) on Part A and IND (spXXX) on Part B, as shown on Schedule 'A' of the draft by-law amendment provided in Appendix B. The draft zoning by-law strictly prohibits Class III Industrial Uses, Medical Marihuana Production Facilities, and Sawmills. It also additionally permits retail store and gas bar uses. Lastly, the draft zoning by-law prohibits construction of buildings within 70 metres (m) of sensitive uses, as shown in the hatched areas of Schedule 'B' of the draft zoning by-law amendment.

There are currently two concepts of the Development that are being considered:

## **Option 1:**

- Northern portion of the Site will include three (3) industrial buildings, and 3 industrial condos.
- Southern portion of the Site will include a Big Box Retail Store and a Gas Bar.

## **Option 2:**

- Northern portion of the Site will include 3 industrial buildings, and 3 industrial condos.
- Southern portion of the site will include two (2) additional industrial buildings.

The purpose of this Study is to assess land use compatibility between the proposed Development and nearby sensitive land uses based on the Ontario Ministry of Environment, Conservation and Parks (MECP) Guideline D-6 "Compatibility between Industrial Facilities".

Class I industries are anticipated to be feasible, and Class II industries are anticipated to be feasible subject to further assessment to identify any mitigation measures required to ensure compatibility with existing sensitive uses. Further studies are recommended to be prepared at the Site Plan Approval stage.

This report is subject to, and must be read in conjunction with, the limitations set out in Section 1.2 and the assumptions and qualifications contained throughout the Report.

# Contents

<b>1. Introduction</b>	<b>1</b>
1.1 Purpose of this Report	1
1.2 Scope and Limitations	1
<b>2. Site and Development Description</b>	<b>1</b>
<b>3. Assessment Framework</b>	<b>2</b>
3.1 Provincial Planning Statement	2
3.2 Guideline D-6	2
<b>4. Land Use Compatibility Assessment</b>	<b>3</b>
4.1 Guideline D-6 Setbacks	3
4.2 Development Classification	4
<b>5. Recommendations</b>	<b>8</b>
<b>6. Conclusions</b>	<b>8</b>
<b>7. References</b>	<b>9</b>

## Figure index

Figure 2.1	Key Plan
Figure 4.1	Guideline D-6 Setbacks Development Concept Option 1
Figure 4.2	Guideline D-6 Setbacks Development Concept Option 2

## Table index

Table 3.1	Guideline D-6 Industry Separation Distances	3
Table 4.1	Summary of Zoning Uses and Corresponding D-6 Classification	5

## Appendices

Appendix A	Zoning Map and Site Plan
Appendix B	Draft Zoning By-Law Amendment

# 1. Introduction

## 1.1 Purpose of this Report

GHD Limited (GHD) was retained by *Fieldgate Properties Limited* to prepare a Land Use Compatibility (Study) for the proposed commercial/industrial hub (Development) located at 2809 Townline Road, Puslinch Township, Ontario (Site). This Study has been prepared in support of the Official Plan Amendment and Zoning By-law Amendment applications for the Development.

## 1.2 Scope and Limitations

*This report has been prepared by GHD for Fieldgate Properties Limited and may only be used and relied on by Fieldgate Properties Limited for the purpose agreed between GHD and Fieldgate Properties Limited as set out in Section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Fieldgate Properties Limited arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

# 2. Site and Development Description

The Site is located at 2809 Townline Road, Puslinch, Ontario, approximately 200 m north of Highway 401. A key plan is included as Figure 1.1, which shows the location of the Site in relation to these transportation corridors.

The Site is currently zoned as Agricultural (A). The lands surrounding the Site include properties zoned as Agricultural (A) to the north and south and Resort Commercial (RC) to the east. The properties west of Townline Road fall within the City of Cambridge, and include lots zoned Residential (R5, R6) and Commercial (C5CS5) to the west. A map of the current zoning is included in Figure A.1 of Appendix A.

The draft zoning by-law amendment for the Site is included in Appendix B of this Study, which proposes to rezone Part of Lot 1, Concession 2, Township of Puslinch, County of Wellington, from Agricultural (A) to site-specific Industrial (IND) Zones IND(spXX) on Part A and IND(spXXX) on Part B, as shown on Schedule 'A' of the draft by-law amendment provided in Appendix B. The draft zoning by-law strictly prohibits Class III Industrial Uses, Medical Marihuana Production Facilities, and Sawmills. It also additionally permits retail store and gas bar uses. Lastly, the draft zoning by-law prohibits construction of buildings within 70 metres of sensitive uses, as shown in the hatched areas of Schedule 'B' of the draft zoning by-law amendment.

There are currently two concepts of the Development that are being considered:

### Option 1:

- Northern portion of the Site will include 3 industrial buildings, and 3 industrial condos.
- Southern portion of the Site will include a Big Box Retail Store and a Gas Bar.

## Option 2:

- Northern portion of the Site will include 3 industrial buildings, and 3 industrial condos.
- Southern portion of the site will include 2 additional industrial buildings.

For both options, the Development includes a landscaped area at the west edge of the site, which forms a landscape buffer between the industrial buildings and the residential uses west of Townline Road.

# 3. Assessment Framework

## 3.1 Provincial Planning Statement

The Provincial Planning Statement (“PPS”) is a consolidated statement of the provincial government’s policies on land use planning. It “provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.”

The current PPS became effective on October 20, 2024. Policy direction concerning land use compatibility is provided in Section 3.5 of the PPS:

- “1. 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.
2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.”

The goals of the PPS are implemented through Municipal and Provincial policies, as discussed below. Provided the Municipal and Provincial policies, guidelines, standards and procedures are met, the requirements of the PPS will be met.

## 3.2 Guideline D-6

The MECP Guideline D-6 "Compatibility Between Industrial Facilities and Sensitive Land Uses" (Guideline D-6) provides recommended minimum separation distances (RMSD) and potential areas of influence (AOI) based on the class of the industrial facility. RMSDs are provided based on the industry size and operation type. The guideline provides direction for land use planning to maximize compatibility of industrial uses with adjacent land uses. The goal of Guideline D-6 is to minimize encroachment of sensitive land uses on industrial facilities and vice versa, in order to address potential incompatibility due to adverse effects including air quality, dust, odour, noise, and vibration.

Guideline D-6 separates industries into three broad categories, depending on the nature of their operations and the types of potential impacts:

- **Class I industries** are small scale, self-contained plants or buildings, which produce and store products internally, and have low probability of fugitive emissions. They have daytime operations only, with infrequent movements of products and/or heavy trucks. Some examples include furniture repair and refinishing, electronics manufacturing, auto parts supply, distribution of dairy products, and beverages bottling.

- **Class II industries** perform medium scale processing, with occasional outputs of point source or fugitive emissions. Activities may include some outdoor storage of wastes and materials, frequent movement of products and/or heavy trucks during the daytime, and shift work. Some examples include paint spray booths, feed packing plant, dairy product manufacturing, and dry-cleaning services.
- **Class III industries** conduct large-scale manufacturing and are characterized by persistent and/or intense dust and/or odour, frequent outputs of major annoyances, and have a high probability of fugitive emissions. Activities may include continuous operations and movements of products, outside storage of raw and finished goods, and high levels of production. Some examples include manufacturing of paint and varnish, manufacturing of resins and coatings, solvent recovery plants, organic chemicals manufacturing, breweries, and metal manufacturing.

The following table summarizes the recommended minimum setback distances and areas of potential influence which represent the distances within which adverse effects could potentially occur.

Table 3.1 Guideline D-6 Industry Separation Distances

Industry Classification	RMSD (metres)	AOI (metres)
Class I	20	70
Class II	70	300
Class III	300	1,000

Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule, and intensity of operations. Often an industry will fall between two Classes. Guideline D-6 states that no incompatible development should occur within the recommended minimum separation distance as noted in Table 3.1. In cases where the recommended minimum separation distances are not met, further detailed assessment is warranted to ensure compatibility as stated in Guideline D-6.

## 4. Land Use Compatibility Assessment

### 4.1 Guideline D-6 Setbacks

The Site is currently zoned as Agricultural (A). The lands surrounding the Site include properties zoned as Agricultural (A) to the north and south and Resort Commercial (RC) to the east. The properties west of Townline Road fall within the City of Cambridge, and include lots zoned Residential (R5, R6) and Commercial (C5CS5) to the west.

Based on a review of active development applications for the Township of Puslinch and the City of Cambridge, the following developments are proposed nearby to the Site:

- Zoning By-Law Amendment application for a proposed industrial building at 2420-2310 Townline Road, 413 Pinebush Road, and 1425 Bishop Street North, Cambridge.

There are no proposed sensitive land uses close enough to the Development to affect the conclusions of this Study.

Figures 4.1 and 4.2 shows the Guideline D-6 setbacks from the existing residential land uses overlaid with the two Development concepts, including the associated on-site landscape buffers. The findings of the Guideline D-6 review of the site are as follows:

1. The majority of the Site falls within the recommended minimum separation distance (RMSD) for Class III industries, with exception of Industrial Building 6. Therefore, based on Guideline D-6, **Class III industries are likely not feasible** without significant mitigation measures, and are recommended to be avoided.
2. With the current proposed landscape buffers, the industrial activities within the Site are outside of the recommended minimum separation distance (RMSD) for Class II industries, with exception of two road vehicle entrances at the west side of the Development. Therefore, **Class II industries are expected to be compatible but should be evaluated in greater detail for potential impacts at the site plan application stage.**

3. **Class I industries are expected to be compatible** as the recommended minimum separation distance of 20 metres is met throughout the Development when the proposed landscape buffers are considered.
4. **Option 1** and **Option 2** concepts of the development do not include any buildings that would be expected to be utilized for Class III industries, as there are no areas suitable for outdoor storage or open processes.
5. The draft zoning-by-law amendment prohibits construction of buildings within the hatched areas shown in Schedule 'B', such that a minimum setback of 70 m is maintained from the residential uses.

## 4.2 Development Classification

Table 4.1 below summarizes the uses permitted in the draft zoning by-law, with the expected industrial classifications for each permitted use based on the D-6-1 Industrial Categorization Criteria.

**Table 4.1 Summary of Zoning Uses and Corresponding D-6 Classification**

<b>Permitted Use</b>	<b>Definition</b>	<b>D-6 Classification</b>	<b>Notes/Provisions</b>
Agricultural service and supply establishments	Any premises used for the supply of goods, materials, equipment and/or services that support agricultural uses.	I or II	<ul style="list-style-type: none"> <li>– Self-contained, small to medium scale</li> <li>– Minor source of emissions</li> <li>– Daytime operations only</li> </ul>
Building supply store	Any premises where building supply products such as millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings are stored for the purpose of wholesale or retail trade, including an accessory outdoor storage area.	I or II	<ul style="list-style-type: none"> <li>– Outdoor storage of materials and/or products</li> <li>– Potential for noise emissions from material handling equipment audible off-property</li> <li>– May include equipment maintenance activities</li> <li>– Daytime operations only</li> </ul>
Business or professional office	Any premises used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the principal product of labour is the processing and/or storage of information rather than the production and distribution of goods.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Insignificant source of emissions</li> <li>– Daytime operations only</li> </ul>
Caterer's establishment	Any premises in which food and beverages are prepared for consumption off the premises.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of potential emissions (noise, odour)</li> </ul>
Commercial fitness centre	Any premises where physical fitness and recreational equipment and/or instruction are provided for use by the public.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Insignificant source of emissions</li> </ul>
Commercial self-storage facility	Any premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of emissions</li> <li>– Daytime operations only</li> </ul>
Contractor's yard	Any lot or part thereof, used by any general contractor or builder as an outdoor storage area for equipment and materials, or where a contractor and/or tradesperson performs shop and assembly work, and/or offers a trade or service, which is not generally open to the public, and includes, but is not limited to, landscaping services, general construction services, cabinetry services, plumbing services and welding services, or other similar services but does not include any other use as defined by this By-law.	I or II	<ul style="list-style-type: none"> <li>– Outdoor storage of products or materials</li> <li>– Potential source of emissions (noise, dust)</li> <li>– May be considered Class I or II, dependent on a variety of factors including the types of processes, scale of operations, and hours of operation</li> </ul>
Dry cleaning plant	Any premises used for dry cleaning, cleaning, dyeing, pressing or other similar treatment of articles or apparel and may include a depot for receiving and distributing said articles.	II	<ul style="list-style-type: none"> <li>– Noise emissions from dry cleaning equipment (e.g., exhausts, dryers, washing equipment) audible off-property during daytime hours.</li> <li>– Frequent movement of products and/or heavy trucks with most movements during daytime hours.</li> </ul>

Permitted Use	Definition	D-6 Classification	Notes/Provisions
Equipment rental establishment	Any premises where residential and commercial equipment is kept for rental, but does not include an establishment where industrial equipment is kept for rental	I or II	<ul style="list-style-type: none"> <li>– Potential outdoor storage of equipment</li> <li>– Potential sources of emissions (noise)</li> <li>– Primarily daytime operations</li> </ul>
Factory outlet	Any premises that is secondary to an industrial use or a service trade, wherein products manufactured, produced, processed or stored on the premises are kept or displayed, for wholesale or retail sale, or wherein orders are taken for the delivery of such products.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of emissions</li> <li>– Daytime operations only</li> </ul>
Fuel Depot	Any premises where petroleum, gasoline, fuel oil, gas propane or other fuels are stored in tanks for wholesale distribution or bulk sales but does not include facilities for the sale of fuels for private vehicles.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of emissions</li> <li>– Daytime operations only</li> </ul>
Gas bar	Any premises used for the sale of vehicle fuels and vehicle accessories, and may also include accessory retail sales of convenience foods and beverages, car washes and sale of propane, but does not include repairs to a vehicle.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of emissions (noise)</li> </ul>
Grain storing, weighing, and drying operation	No definition present in By-law.	II	<ul style="list-style-type: none"> <li>– Potential moderate source of emissions (noise)</li> </ul>
Industrial equipment rental establishment	Any premises where industrial equipment is kept for rental to the public and/or contractors.	I or II	<ul style="list-style-type: none"> <li>– May be considered Class I or II, dependent on a variety of factors such as potential noise emissions from maintenance equipment (e.g., pneumatic impact wrench, air compressor) audible off-property during daytime hours</li> <li>– Primarily daytime operations</li> </ul>
Industrial use (excluding Class III)	Any premises used for the processing of goods and materials; the assembly of manufactured goods; the manufacturing of goods; the repair and servicing of goods and similar uses; including any permanent storage facilities or accessory equipment that is in conjunction with the use, but does not include a motor vehicle service establishment, or motor vehicle body shop.	I or II	<ul style="list-style-type: none"> <li>– May be considered Class I, II, dependent on a variety of factors including the types of processes, scale of operations, and hours of operation</li> <li>– Class III Industrial Uses are prohibited in the draft zoning by-law amendment. Accordingly, it is recommended that open processes and outdoor storage of raw/ finished products be prohibited.</li> </ul>
Motor vehicle body shop	Any premises used for the painting and/or repairing of the exterior and/or the undercarriage of motor vehicle bodies and includes the temporary parking of motor vehicles in the process of repair.	II	<ul style="list-style-type: none"> <li>– Noise emissions from automobile service equipment (e.g., pneumatic impact wrench, air compressor) audible off-property during daytime hours</li> <li>– Odours from paint spraying operations require appropriate design of paint booth exhaust system</li> <li>– Primarily daytime operations</li> </ul>

Permitted Use	Definition	D-6 Classification	Notes/Provisions
Outdoor storage area or accessory processing area	The storage of equipment, goods, or raw materials outside of any building or structure in the open air. For the purposes of this by-law, the overnight parking of vehicles shall not be deemed to be outdoor storage. An outdoor storage area does not include an outdoor display and sales area, and does not include any permanent storage facilities or accessory equipment that is in conjunction with an agricultural or industrial use.	II	<ul style="list-style-type: none"> <li>– Outdoor storage of raw and finished products</li> <li>– Open processing of products</li> </ul>
Outdoor storage use	Any premises where an outdoor storage area forms the main use of a lot, but does not include a salvage yard. For the purposes of this by-law, the parking of vehicles is not considered to be an outdoor storage use.	II	<ul style="list-style-type: none"> <li>– Outdoor storage of raw and finished products</li> </ul>
Postal or courier outlet	Any premises for the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of emissions</li> <li>– Daytime operations only</li> </ul>
Restaurant	Any premises that is used for the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Potential minor source of emissions (noise, odour)</li> <li>– Daytime operations only</li> </ul>
Retail store	Any premises in which goods, wares, merchandise, substances, articles, or things are displayed, rented, or sold directly to the public, and includes a grocery store, but does not include any use otherwise defined by the By-law.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Insignificant source of emissions</li> <li>– Daytime operations only</li> </ul>
Service or repair establishment	Any premises used primarily for the repair of household articles but does not include shops for the repair of internal combustion engines, vehicles or other similar uses.	II	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Insignificant source of emissions</li> <li>– Daytime operations only</li> </ul>
Trade service establishment	No definition present in By-law.	I	<ul style="list-style-type: none"> <li>– Self-contained, small scale</li> <li>– Minor source of emissions</li> <li>– Daytime operations only</li> </ul>
Transport terminal	Any premises used for storing, servicing, washing, repairing, dispatching or loading of trucks and/or transport trailers with materials or goods that are not manufactured, assembled, or processed on the same lot, and which may include a warehouse.	I or II	<ul style="list-style-type: none"> <li>– May be considered Class II or Class III, dependent on scale and frequency of heavy truck movements and operating hours</li> </ul>
Warehouse	A building which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff substances and articles, but does not include a fuel storage tank.	I or II	<ul style="list-style-type: none"> <li>– May be considered Class II or Class III, dependent on scale and frequency of heavy truck movements and operating hours</li> </ul>

As seen in Table 4.1 above, the uses permitted in the draft zoning by-law amendment include Class I and Class II industries. GHD further recommends that open industrial processes and outdoor storage of raw materials / finished products be prohibited, for greater certainty that Industrial Uses would not be considered Class III industries.

As mentioned above, the proposed buildings for both concepts of the Development are not anticipated to be capable of facilitating Class III industries due to their scale and lack of outdoor storage.

## 5. Recommendations

GHD recommends that the proposed zoning by-law amendment for the Development restrict the uses to Class I and II Industries, as identified in Table 4.1 of this study. Therefore, it is recommended that further assessment be carried out at the Site Plan Approval application stage to evaluate potential dust, odour, noise, and/or vibration impacts and associated mitigation measures necessary to ensure compatibility with existing sensitive uses.

Examples of mitigation may include, but are not limited to:

- **Landscape Buffers:** On-site landscape (or similar) buffers may be used to increase the separation distances between emission sources and sensitive uses. GHD notes that both options for the proposed concept include landscape buffers around the perimeter of the Site.
- **Building Orientation:** Orient proposed buildings to shield sensitive uses from the most significant emission sources. For example, loading docks in both options for the proposed concept currently have the worst-case loading docks oriented away from the closest sensitive uses, which is appropriate. Consideration could also be given to relocating or adding vehicle access points for heavy trucks farther from sensitive uses, such as from Side Road 10 or from Townline Road south of Jamieson Parkway.
- **At-Source Controls:** Install emissions controls at-source, where possible, for significant discrete emissions sources. Examples of sources for which at-source controls could be used include air contaminant exhausts (stack design for optimum dispersion), air handling or ventilation systems (silencers, low-noise equipment), generators (acoustic enclosure), etc.
- **Screening:** Construct earthen berms and/or barriers between emission sources and the residential uses to attenuate noise emissions from employment uses.
- **Administrative Controls:** Implement and enforce operating procedures such as anti-idling policies, operator training to minimize noise associated with shipping/receiving, etc.

Specific mitigation measures will be dependent on the final concept and the nature of the end users of the Development.

## 6. Conclusions

This Study has been prepared in support of the Zoning By-Law Amendment and Official Plan Amendment applications for the proposed Development. Class I industries are anticipated to be feasible, and Class II industries are anticipated to be feasible subject to further assessment to identify any mitigation measures required to ensure compatibility with existing sensitive uses. Further studies are recommended to be prepared at the Site Plan Approval stage.

## 7. References

Ontario Ministry of Environment, Conservation and Parks (MECP, 1995), Guideline D-6: *Compatibility Between Industrial Facilities and Sensitive Land Uses*

Ontario Ministry of Environment, Conservation and Parks (MECP, 2013), Publication NPC-300: *Environmental Noise Guideline: Stationary and Transportation Sources – Approval and Planning*

*Township of Puslinch Zoning By-law No. 023-18* (June 2024)

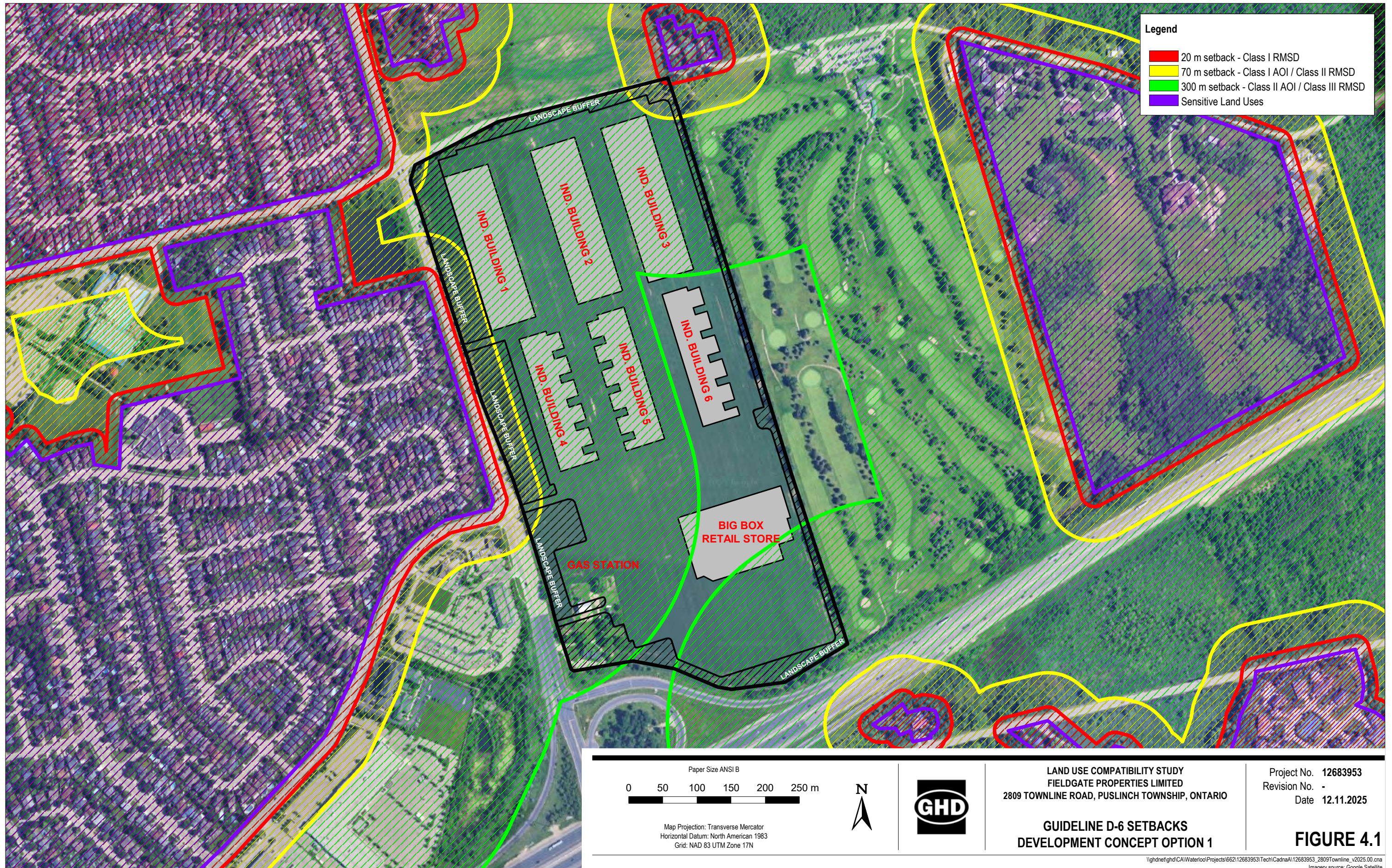


<p>Paper Size ANSI B</p> <p>Map Projection: Transverse Mercator Horizontal Datum: North American 1983 Grid: NAD 83 UTM Zone 17N</p>			<p>LAND USE COMPATIBILITY STUDY FIELDGATE PROPERTIES LIMITED 2809 TOWNLINE ROAD, PUSLINCH TOWNSHIP, ONTARIO</p>	<p>Project No. 12683953 Revision No. - Date 12.11.2025</p>
---	--	--	---	--

KEY PLAN

FIGURE 2.1

\\ghdnet\ghd\CAI\Water\Projects\66212683953\Tech\CadnaA\12683953\_2809Townline\_v2025.00.cna  
Imagery source: Google Satellite





**Legend**

- █ 20 m setback - Class I RMSD
- █ 70 m setback - Class I AOI / Class II RMSD
- █ 300 m setback - Class II AOI / Class III RMSD
- █ Sensitive Land Uses

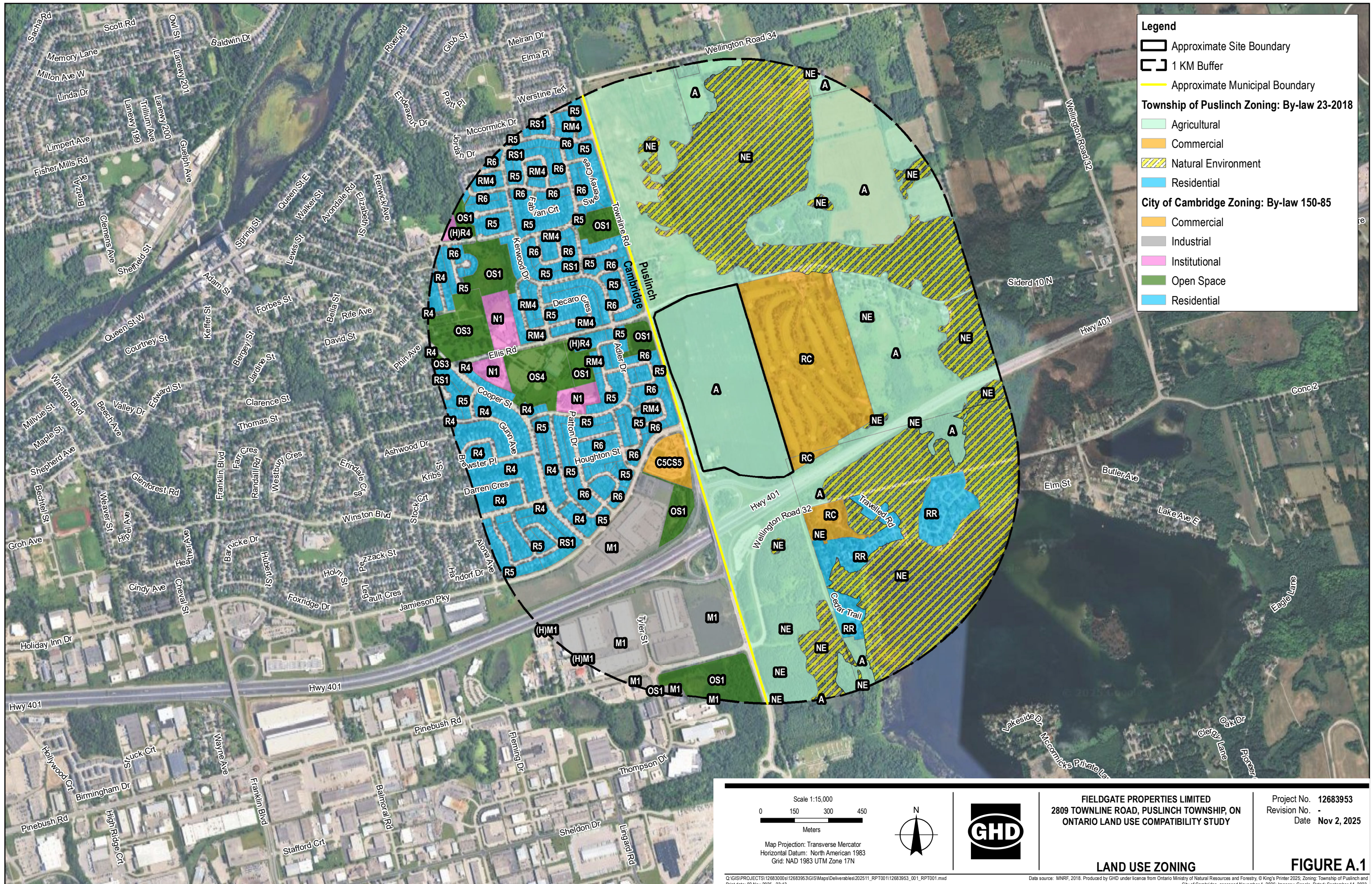
<p>Paper Size ANSI B</p> <p>0 50 100 150 200 250 m</p> <p>Map Projection: Transverse Mercator Horizontal Datum: North American 1983 Grid: NAD 83 UTM Zone 17N</p>	<p>N</p>		<p>LAND USE COMPATIBILITY STUDY FIELDGATE PROPERTIES LIMITED 2809 TOWNLINE ROAD, PUSLINCH TOWNSHIP, ONTARIO</p> <p><b>GUIDELINE D-6 SETBACKS DEVELOPMENT CONCEPT OPTION 2</b></p>	<p>Project No. 12683953 Revision No. - Date 12.11.2025</p>
			<b>FIGURE 4.2</b>	

\\ghdnet\ghd\CAI\Waterloo\Projects\66212683953\Tech\CadnaA\12683953\_2809Townline\_v2025.00.cna  
Imagery source: Google Satellite

# Appendices

# **Appendix A**

**Zoning Map and Site Plan**



**Legend**

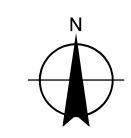
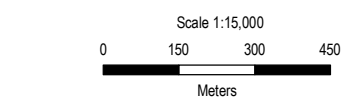
- Approximate Site Boundary
- 1 KM Buffer
- Approximate Municipal Boundary

**Township of Puslinch Zoning: By-law 23-2018**

- Agricultural
- Commercial
- Natural Environment
- Residential

**City of Cambridge Zoning: By-law 150-85**

- Commercial
- Industrial
- Institutional
- Open Space
- Residential



**FIELDGATE PROPERTIES LIMITED**  
 2809 TOWNLINE ROAD, PUSLINCH TOWNSHIP, ON  
 ONTARIO LAND USE COMPATIBILITY STUDY

Project No. 12683953  
 Revision No. -  
 Date Nov 2, 2025

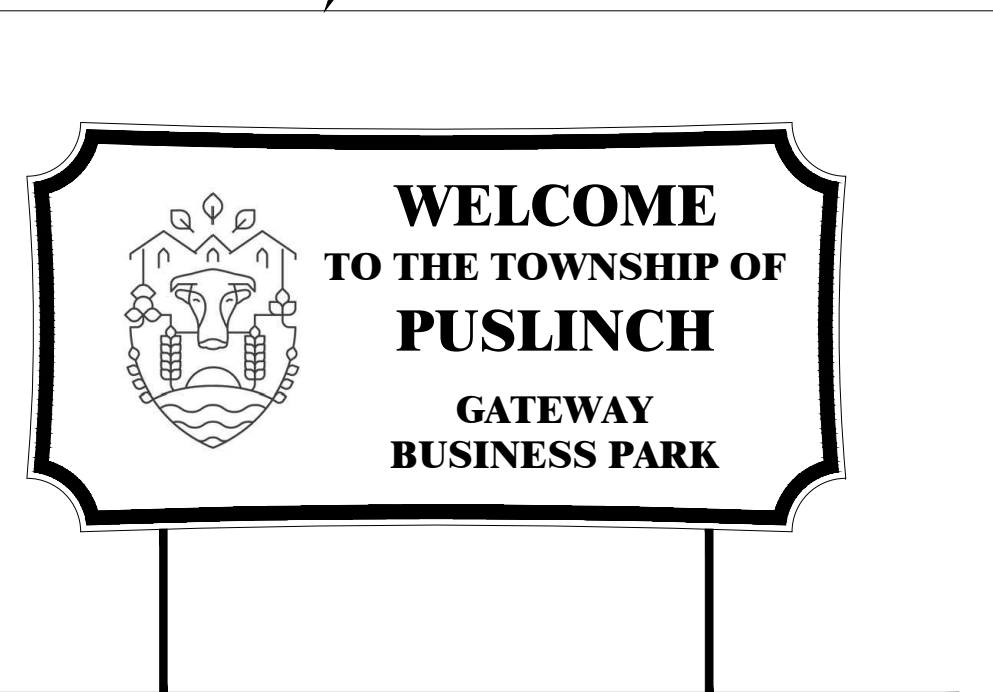
**LAND USE ZONING**

**FIGURE A.1**

Q:\GIS\PROJECTS\12683000s\12683953\GIS\Maps\Deliverables\202511\_RPT001\12683953\_001\_RPT001.mxd  
 Print date: 02 Nov 2025 - 23:13  
 Data source: MNRF, 2018. Produced by GHD under licence from Ontario Ministry of Natural Resources and Forestry. © King's Printer 2025; Zoning: Township of Puslinch and City of Cambridge, accessed November 1, 2025; Imagery: Google, Dated: September 14, 2023.  
 Created by: Ineulb



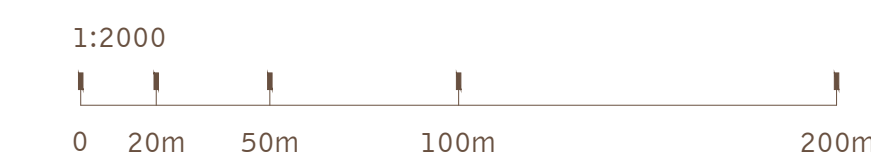
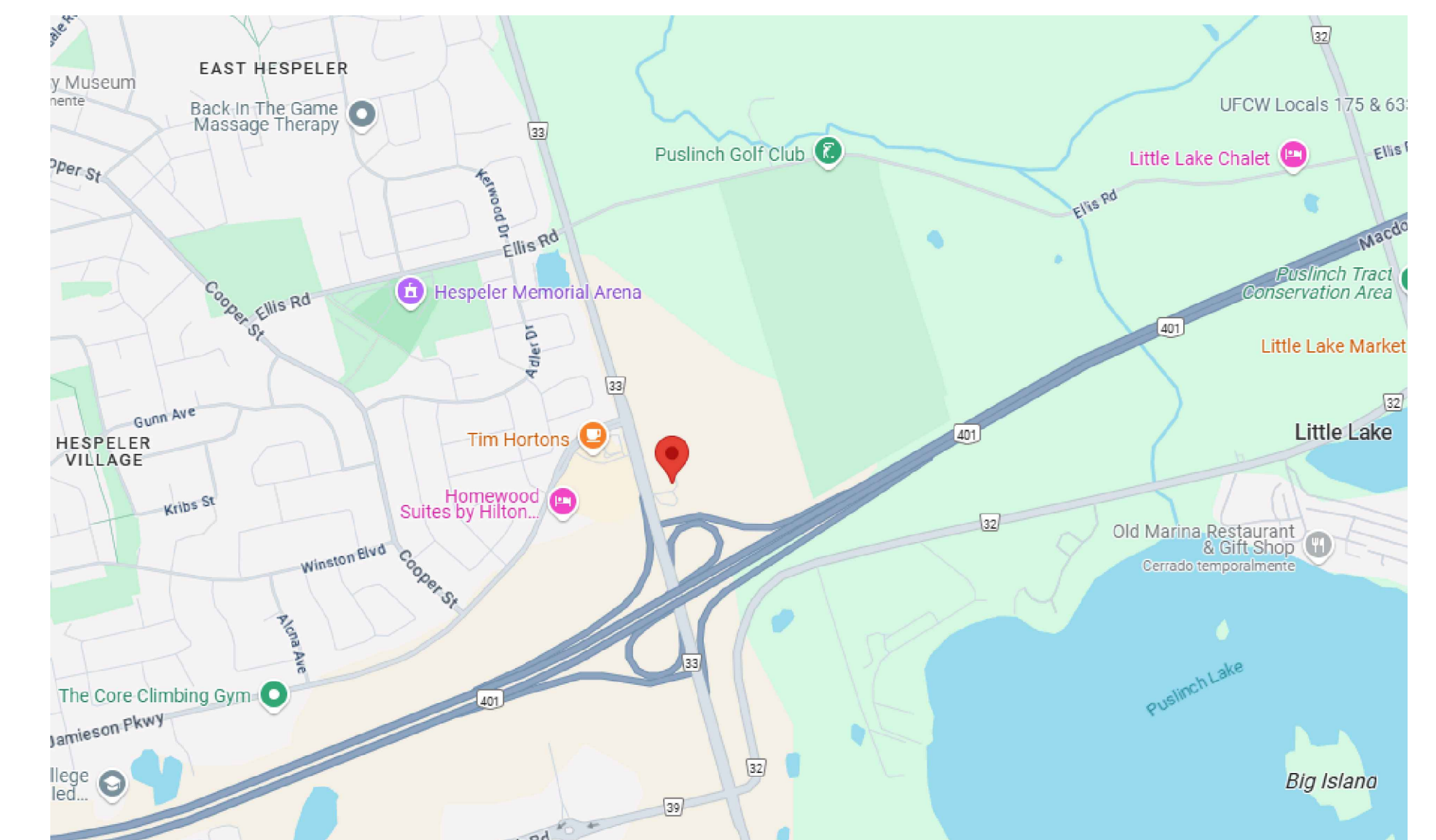
FEATURE COMMUNITY  
ENTRANCE SIGN:  
"WELCOME TO THE  
TOWNSHIP OF PUSLINCH"



scheme: 06 (Plan A)

Conceptual Site Plan A

Townline  
2809 Townline Road, Puslinch, Ontario



**WARE MALCOMB**

TOR25-0087-00  
02.10.2026

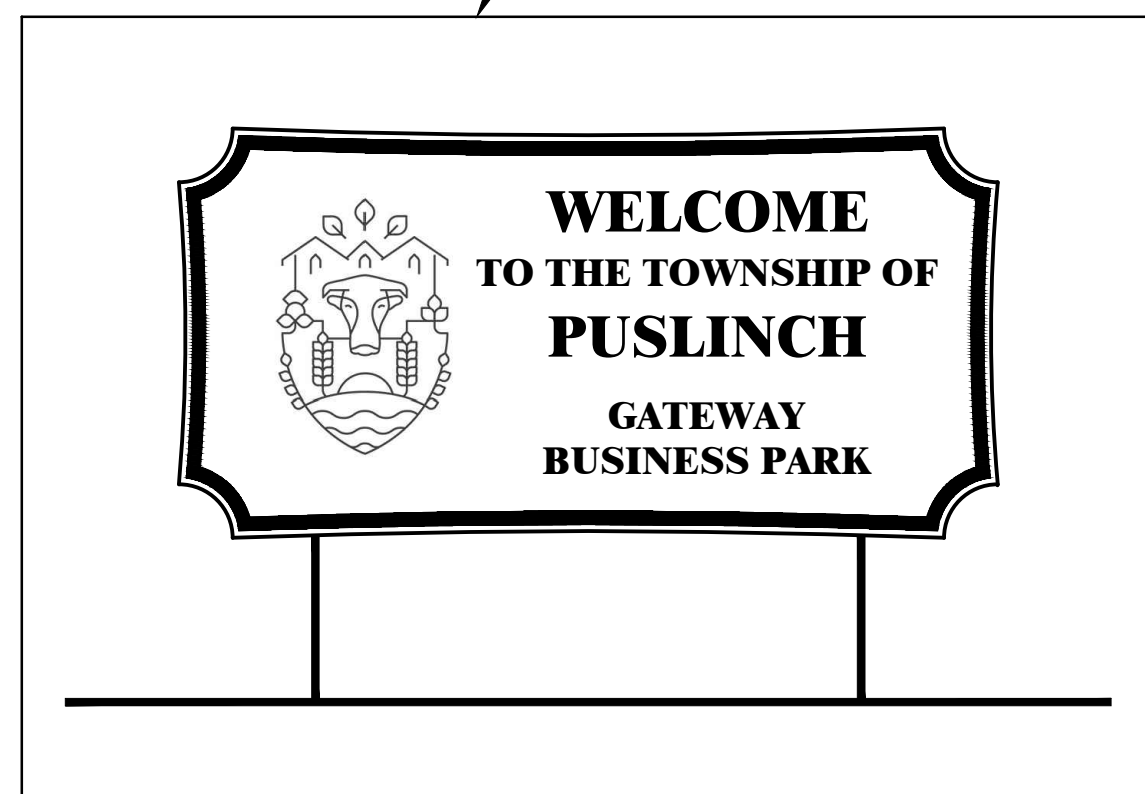
SHEET  
**1**

ZONING MATRIX		
ITEM	PROPOSAL	EXISTING
LEGAL NAME: PART LOT 1, CONCESSION 2, PUSLINCH, PARTS 1, 2 & 3 61R2992 AND AS IN ROS257095 SOUTH OF MS47320; EXCEPT PART 2 61R642, PART 1 61R6501, PARTS 1 & 2 61R2843, PARTS 1, 2, 3, 5, 6, 7 & 8 61R9198, PART 1 61R9263, PART 1 61R9689 AND PART 1 EXPROPRIATION PLAN WCS05537; T/W R0693735; TOWNSHIP OF PUSLINCH		
ZONING CATEGORY	INDUSTRIAL (IND)	AGRICULTURAL (A)
GROSS SITE AREA (m <sup>2</sup> )	337,346 m <sup>2</sup> (33.7ha)	
TOTAL GROSS FLOOR AREA (m <sup>2</sup> )	94358.00	N/A
	PROPOSED	REQUIRED
MINIMUM REQUIRED LOT AREA (HA)	33.7	0.4
MINIMUM REQUIRED LOT FRONTAGE (m)	752	30
MINIMUM REQUIRED FRONT YARD (m)	46	6
MINIMUM REQUIRED INTERIOR SIDEYARD (m)	36	5
INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MINIMUM REQUIRED EXTERIOR SIDEYARD (m)	141	15
MINIMUM REQUIRED REAR YARD SETBACK (m)	21	7.5
REAR YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MAXIMUM PERMITTED LOT COVERAGE (%)	28%	75%
MAXIMUM PERMITTED LANDSCAPED OPEN SPACE	17%	15%
MAXIMUM PERMITTED BUILDING HEIGHT (m)	25	25
BUFFER IF ADJACENT TO RESIDENTIAL ZONE BOUNDARY (m)	N/A	1.5
MTO SETBACK (m)	14	14
BUILDING FLOOR AREA		
<b>BUILDING 1</b>		<b>m2</b>
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
<b>BUILDING 2</b>		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
<b>BUILDING 3</b>		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
<b>BUILDING 4</b>		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
<b>BUILDING 5</b>		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
<b>BUILDING 6</b>		
INDUSTRIAL	8,833.00	
(10%) OFFICE	981.00	
TOTAL	9,814.00	
<b>RETAIL STORE</b>		
	15,090.00	
<b>TOTAL AREA</b>		94,358.00

PARKING REQUIREMENT		
<b>Building 1-6:</b>		
Parking stall ratio: 1/100 m <sup>2</sup> for the first 10,000 m <sup>2</sup> of floor area and 1/200 m <sup>2</sup> for any floor area after the first 10,000 m <sup>2</sup> <span style="float: right;">Business/Professional</span>		
Office: 1/40 m <sup>2</sup>		
Bicycle space (0.6x1.8m) ratio: 2/1000 m <sup>2</sup> for industrial uses and 2 or 1/1000 m <sup>2</sup> for retail uses, whichever is greater		
<b>Retail Store:</b>		
1/20 m <sup>2</sup>		
<b>Gas Pump:</b>		
1/Pump		
<b>Barrier-free stalls:</b>		
1 stall if the total number of parking stalls is between 3 and 25 stalls.		
1 stall + 3% if the total number of parking stalls is between 26 and 100 stalls.		
4 stalls + 2% if the total number of parking stalls is between 101 and 200 stalls.		
8 stalls + 2% if the total number of parking stalls is equal to or greater than 201 stalls		
<b>Loading Spaces:</b>		
0 spaces for buildings less than 250 m <sup>2</sup>		
1 space for buildings between 250 m <sup>2</sup> and 2,500 m <sup>2</sup>		
2 spaces for buildings greater than 2,500 m <sup>2</sup> and less than 5,000 m <sup>2</sup>		
3 + 1 additional space for each 10,000 m <sup>2</sup> in excess of 5,000 m <sup>2</sup> for buildings greater than 5,000 m <sup>2</sup>		
PARKING STALL DIMENSIONS		STANDARD: 3.0 m x 6.0 m
		BARRIER-FREE: 3.6 m x 6.0 m
		LOADING SPACE: 3.5 x 10m
	PROPOSED	REQUIRED
BUILDING 1	147	147
BUILDING 2	149	147
BUILDING 3	149	147
BUILDING 4	140	120
BUILDING 5	140	120
BUILDING 6	138	113
RETAIL STORE	1478	755
GAS PUMP	13	12
<b>TOTAL NO. OF PARKING SPACES</b>	<b>2354</b>	<b>1561</b>
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)	7	7
REQ. BARRIER-FREE PARKING SPACES (RETAIL STORE)	38	38
REQ. LOADING SPACES (BUILDING 1)	46	4
REQ. LOADING SPACES (BUILDING 2)	46	4
REQ. LOADING SPACES (BUILDING 3)	46	4
REQ. LOADING SPACES (BUILDING 4)	11	4
REQ. LOADING SPACES (BUILDING 5)	11	4
REQ. LOADING SPACES (BUILDING 6)	11	4
REQ. LOADING SPACES (RETAIL STORE)	4	4
REQ. BICYCLE SPACES (BUILDING 1)	32	32
REQ. BICYCLE SPACES (BUILDING 2)	32	32
REQ. BICYCLE SPACES (BUILDING 3)	32	32
REQ. BICYCLE SPACES (BUILDING 4)	22	21
REQ. BICYCLE SPACES (BUILDING 5)	22	21
REQ. BICYCLE SPACES (BUILDING 6)	20	20
REQ. BICYCLE SPACES (RETAIL STORE)	18	15



FEATURE COMMUNITY ENTRANCE SIGN: "WELCOME TO THE TOWNSHIP OF PUSLINCH"



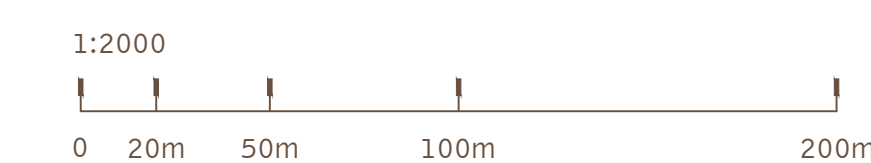
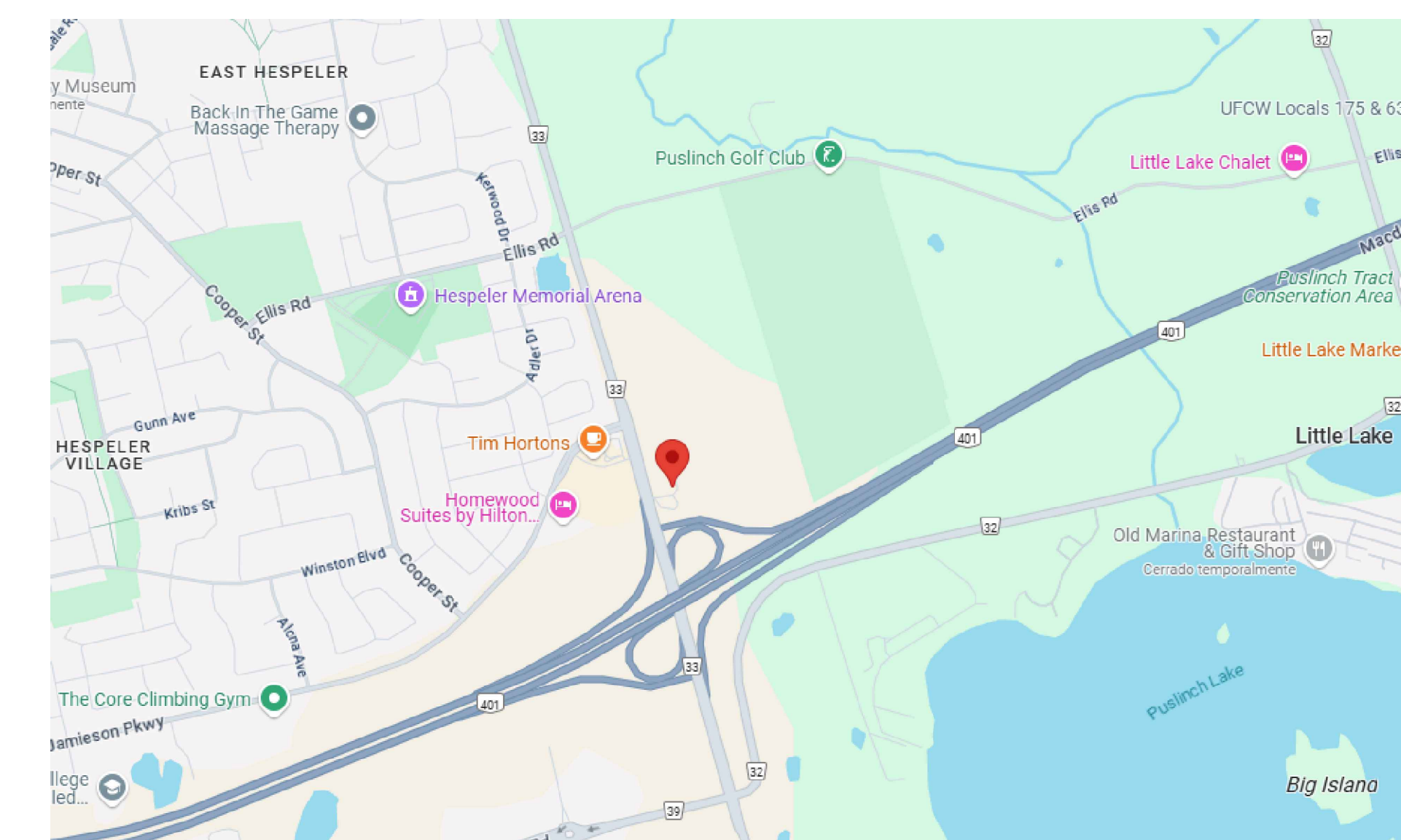
scheme: 07 (Plan B)

Conceptual Site Plan B

Townline  
2809 Townline Road, Puslinch, Ontario

ZONING MATRIX		
ITEM	PROPOSAL	EXISTING
ZONING CATEGORY	INDUSTRIAL (IND)	AGRICULTURAL (A)
GROSS SITE AREA (m <sup>2</sup> )	337,346 m <sup>2</sup> (33.7ha)	
TOTAL GROSS FLOOR AREA (m <sup>2</sup> )	118288.00	N/A
MINIMUM REQUIREMENTS		
MINIMUM REQUIRED LOT AREA (HA)	33.7	0.4
MINIMUM REQUIRED LOT FRONTAGE (m)	752	30
MINIMUM REQUIRED FRONT YARD (m)	41	6
MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK (m)	36	5
INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MINIMUM REQUIRED EXTERIOR SIDEYARD (m)	55	15
MINIMUM REQUIRED REAR YARD (m)	47	7.5
REAR YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MAXIMUM PERMITTED LOT COVERAGE (%)	35%	75%
MINIMUM REQUIRED LANDSCAPED OPEN SPACE	17%	15%
MAXIMUM PERMITTED BUILDING HEIGHT (m)	25	25
BUFFER IF ADJACENT TO RESIDENTIAL ZONE (m)	N/A	1.5
MTO SETBACK (m)	14	14
BUILDING FLOOR AREA		
<b>BUILDING 1</b>		<b>m2</b>
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
<b>BUILDING 2</b>		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
<b>BUILDING 3</b>		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
<b>BUILDING 4</b>		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
<b>BUILDING 5</b>		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
<b>BUILDING 6</b>		
INDUSTRIAL	8,833.00	
(10%) OFFICE	981.00	
TOTAL	9,814.00	
<b>BUILDING 7</b>		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
<b>BUILDING 8</b>		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
<b>TOTAL AREA</b>		<b>118,288.00</b>

PARKING REQUIREMENT		
<b>Building 1-6:</b> Parking stall ratio: 1/100 m <sup>2</sup> for the first 10,000 m <sup>2</sup> of floor area and 1/200 m <sup>2</sup> for any floor area after the first 10,000 m <sup>2</sup> Business/Professional Office: 1/40 m <sup>2</sup> Bicycle space (0.6x1.8m) ratio: 2/1000 m <sup>2</sup> for industrial uses		
<b>Barrier-free stalls:</b> 1 stall if the total number of parking stalls is between 3 and 25 stalls. 1 stall + 3% if the total number of parking stalls is between 26 and 100 stalls. 4 stalls + 2% if the total number of parking stalls is between 101 and 200 stalls. 8 stalls + 2% if the total number of parking stalls is equal to or greater than 201 stalls		
<b>Loading Spaces:</b> 0 spaces for buildings less than 250 m <sup>2</sup> 1 space for buildings between 250 m <sup>2</sup> and 2,500 m <sup>2</sup> 2 spaces for buildings greater than 2,500 m <sup>2</sup> and less than 5,000 m <sup>2</sup> 3 + 1 additional space for each 10,000 m <sup>2</sup> in excess of 5,000 m <sup>2</sup> for buildings greater than 5,000 m <sup>2</sup>		
PARKING STALL DIMENSIONS		
	STANDARD: 3.0 m x 6.0 m BARRIER-FREE : 3.6 m x 6.0 m LOADING SPACE: 3.5 x 10m	
	PROPOSED	REQUIRED
BUILDING 1	147	147
BUILDING 2	149	147
BUILDING 3	149	147
BUILDING 4	140	120
BUILDING 5	140	120
BUILDING 6	138	113
BUILDING 7	188	167
BUILDING 8	189	167
<b>TOTAL NO. OF PARKING SPACES</b>	<b>1240</b>	<b>1128</b>
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)	6	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 7)	9	8
REQ. BARRIER-FREE PARKING SPACES (BUILDING 8)	8	8
REQ. LOADING SPACES (BUILDING 1)	46	4
REQ. LOADING SPACES (BUILDING 2)	46	4
REQ. LOADING SPACES (BUILDING 3)	46	4
REQ. LOADING SPACES (BUILDING 4)	11	4
REQ. LOADING SPACES (BUILDING 5)	11	4
REQ. LOADING SPACES (BUILDING 6)	11	4
REQ. LOADING SPACES (BUILDING 7)	33	4
REQ. LOADING SPACES (BUILDING 8)	33	4
REQ. BICYCLE SPACES (BUILDING 1)	32	32
REQ. BICYCLE SPACES (BUILDING 2)	32	32
REQ. BICYCLE SPACES (BUILDING 3)	32	32
REQ. BICYCLE SPACES (BUILDING 4)	22	21
REQ. BICYCLE SPACES (BUILDING 5)	22	21
REQ. BICYCLE SPACES (BUILDING 6)	20	20
REQ. BICYCLE SPACES (BUILDING 7)	40	39
REQ. BICYCLE SPACES (BUILDING 8)	40	39



**WARE MALCOMB**

TOR25-0087-00  
01-28-2026

SHEET  
**1**

# **Appendix B**

**Draft Zoning By-Law Amendment**

## THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

### BY-LAW NUMBER 202\_ - \_\_\_\_

A by-law to amend By-law Number 023/18, as amended, being the Zoning By-law of the Township of Puslinch.

**WHEREAS** the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to 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 1, Concession 2, Township of Puslinch, County of Wellington, from Agricultural (A) to site-specific Industrial (IND) Zones IND(spXX) on Part A and IND(spXXX) on Part B, as shown on Schedule 'A' of this By-law;
2. THAT notwithstanding section 9.2 PERMITTED USES, for lands zoned IND(spXX) on Part A and IND(spXXX) on Part B per Schedule 'A' of this By-law, the following uses are strictly prohibited:
  - Class III Industrial Uses
  - Medical Marihuana Production Facility
  - Sawmill
3. THAT in addition to the uses permitted in the IND zone, retail store and gas bar uses shall also be permitted on the lands zoned IND(spXX) on Part A only, as shown on Schedule 'A' of this By-law;
4. THAT section 14.0 SITE-SPECIFIC SPECIAL PROVISIONS is amended by adding the following new exception:

#### **IND(spXX) 2809 Townline Road**

Notwithstanding any provision of this By-law to the contrary, for lands zoned IND(spXX) on Part A per Schedule 'A' of this By-law, the following special provisions shall apply:

MAXIMUM GROSS FLOOR AREA FOR RETAIL STORE USES: 17,500 m<sup>2</sup>

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.

5. THAT notwithstanding any provision of this By-law to the contrary, no buildings shall be permitted within the hatched areas shown on Schedule 'B' of this By-law;

6. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' and Schedule 'B' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
7. 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 \_\_\_\_\_, 202\_

\_\_\_\_\_  
MAYOR

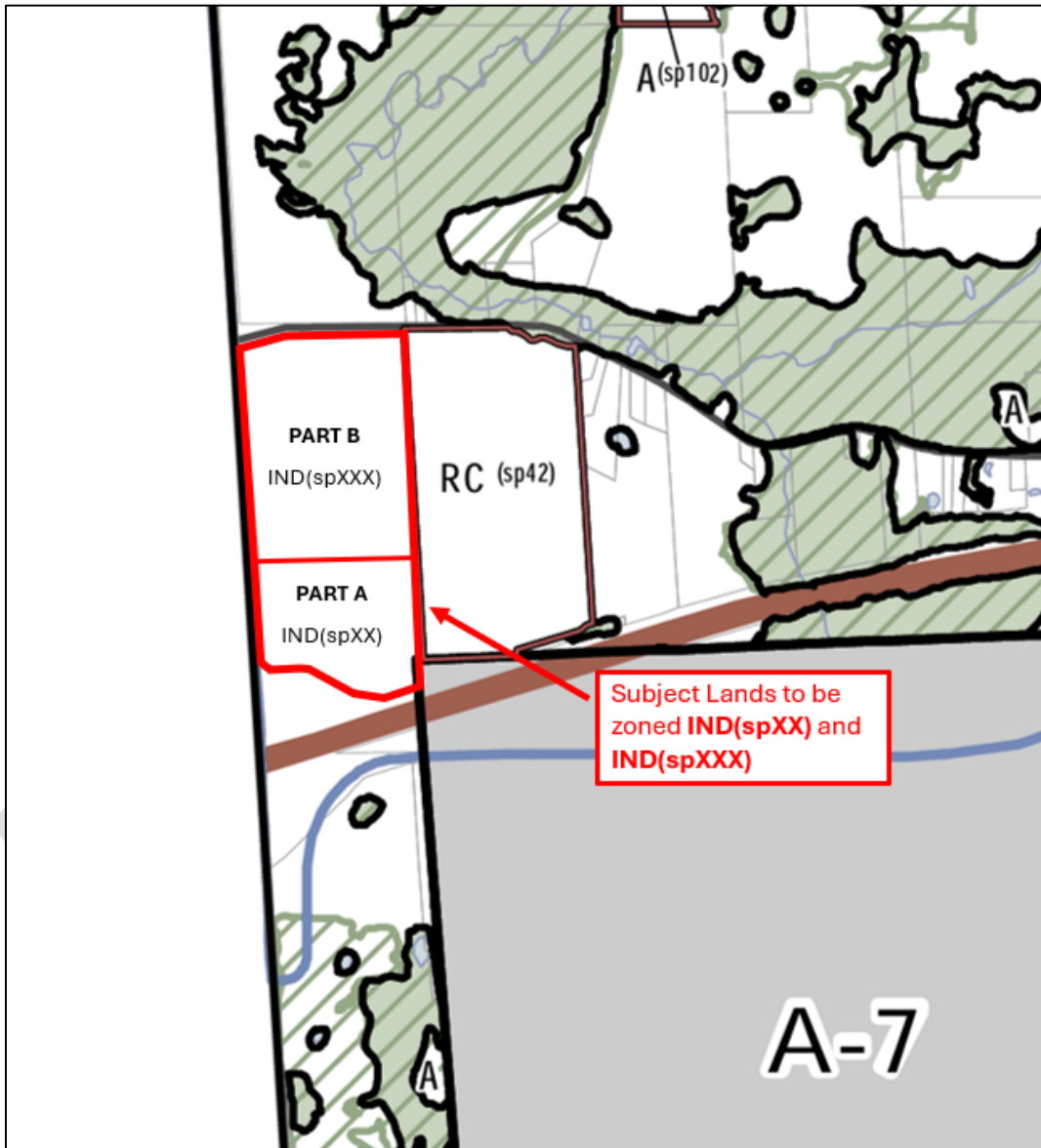
\_\_\_\_\_  
CLERK

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 202\_ - \_\_\_\_

SCHEDULE 'A'



Location:  
PART OF LOT 1  
CONCESSION 2

Township of Puslinch  
County of Wellington  
2809 Townline Road

THIS IS SCHEDULE 'A'  
TO BY-LAW AMENDMENT \_\_\_\_\_



**SCHEDULE 'B'**



Location:  
PART OF LOT 1  
CONCESSION 2

THIS IS SCHEDULE 'B'  
TO BY-LAW AMENDMENT \_\_\_\_\_



Township of Puslinch  
County of Wellington  
2809 Townline Road

Not to scale.

Note:  
All measurements are in metres,  
unless otherwise noted.

