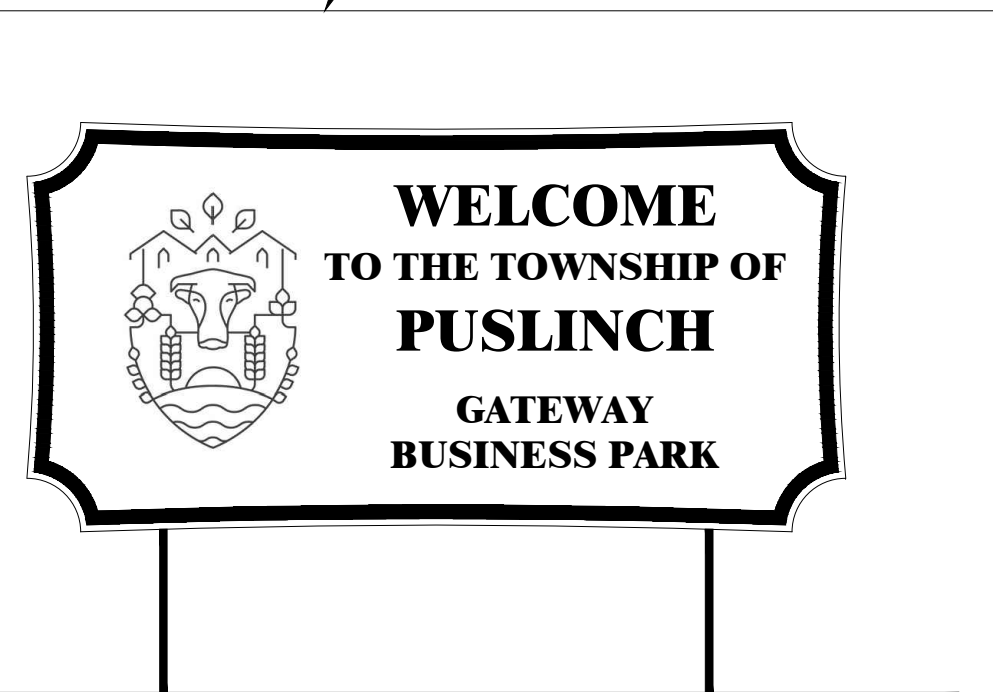




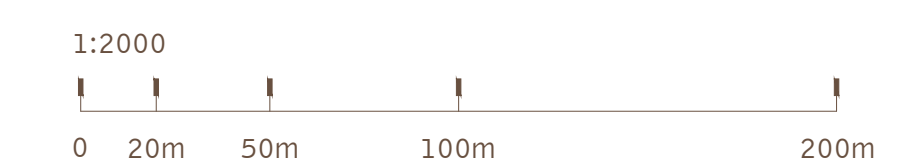
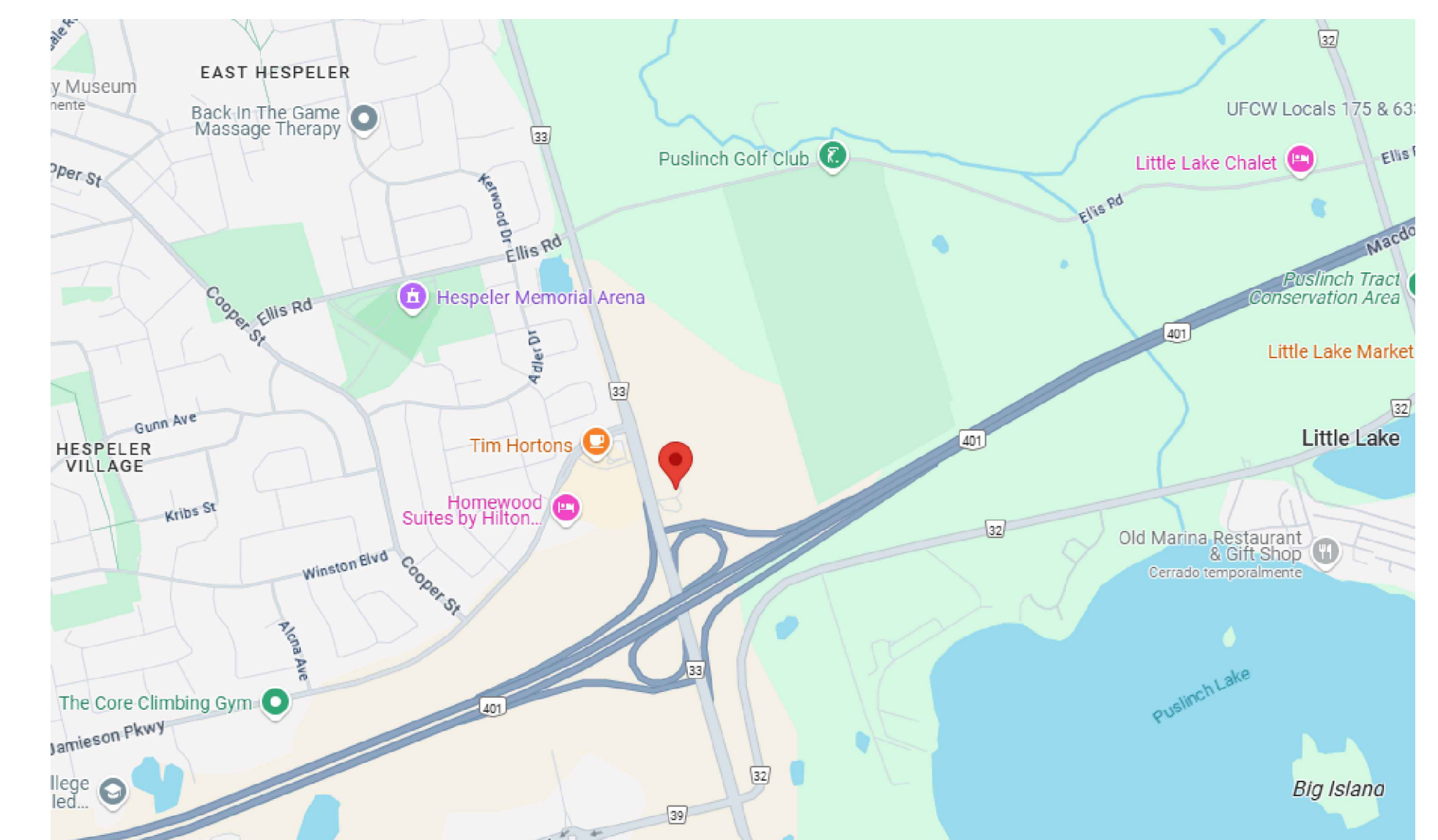
FEATURE COMMUNITY  
ENTRANCE SIGN:  
"WELCOME TO THE  
TOWNSHIP OF PUSLINCH"



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>		
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