



scheme: 10 (Plan B)

Conceptual Site Plan B

Townline
2809 Townline Road, Puslinch, Ontario

WARE MALCOMB

TOR25-0087-00
07-31-2026

SHEET
1

ZONING MATRIX		
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 WC505537; T/W RO693735; TOWNSHIP OF PUSLINCH		
ITEM	PROPOSAL	EXISTING
ZONING CATEGORY	INDUSTRIAL (IND)	AGRICULTURAL (A)
GROSS SITE AREA (m²)	337,346 m² (33.7ha)	
TOTAL GROSS FLOOR AREA (m²)	118288.00	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)	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
MTD SETBACK (m)	14	14
BUILDING FLOOR AREA		
BUILDING 1	m2	
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 2		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 3		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 4		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 5		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 6		
INDUSTRIAL	8,833.00	
(10%) OFFICE	981.00	
TOTAL	9,814.00	
BUILDING 7		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
BUILDING 8		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
TOTAL AREA	118,288.00	

PARKING REQUIREMENT		
Building 1-6: Parking stall ratio: 1/100 m² for the first 10,000 m² of floor area and 1/200 m² for any floor area after the first 10,000 m² Business/Professional Office: 1/40 m² Bicycle space (0.6x1.8m) ratio: 2/1000 m2 for industrial uses		
Barrier-free stalls: 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		
Loading Spaces: 0 spaces for buildings less than 250 m² 1 spaces for buildings between 250 m² and 2,500 m² 2 spaces for buildings greater than 2,500 m² and less than 5,000 m² 3 + 1 additional space for each 10,000 m² in excess of 5,000 m² for buildings greater than 5,000 m²		
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
BUILDING 2		149
BUILDING 3		149
BUILDING 4		140
BUILDING 5		140
BUILDING 6		138
BUILDING 7		188
BUILDING 8		189
TOTAL NO. OF PARKING SPACES		1240
		1128
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)		7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)		7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)		7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)		6
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)		7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)		7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 7)		9
REQ. BARRIER-FREE PARKING SPACES (BUILDING 8)		8
REQ. LOADING SPACES (BUILDING 1)		46
REQ. LOADING SPACES (BUILDING 2)		46
REQ. LOADING SPACES (BUILDING 3)		46
REQ. LOADING SPACES (BUILDING 4)		11
REQ. LOADING SPACES (BUILDING 5)		11
REQ. LOADING SPACES (BUILDING 6)		11
REQ. LOADING SPACES (BUILDING 7)		33
REQ. LOADING SPACES (BUILDING 8)		4
REQ. BICYCLE SPACES (BUILDING 1)		32
REQ. BICYCLE SPACES (BUILDING 2)		32
REQ. BICYCLE SPACES (BUILDING 3)		32
REQ. BICYCLE SPACES (BUILDING 4)		22
REQ. BICYCLE SPACES (BUILDING 5)		22
REQ. BICYCLE SPACES (BUILDING 6)		20
REQ. BICYCLE SPACES (BUILDING 7)		40
REQ. BICYCLE SPACES (BUILDING 8)		39

