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September 22, 2026

MGP File: 25-3471

County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Ms. Meagan Ferris, Manager of Planning and Environment:

RE: Application for Official Plan Amendment
7331 and 7335 Wellington County Road 34, Township of Puslinch
Shade Springs Inc.

Malone Given Parsons Ltd. ("MGP") is the planning consultant for Shade Spring Inc. (the "Owners"), who are the owners of lands municipally known as 7331 and 7335 Wellington Road 34 in the Township of Puslinch ("Subject Lands").

On behalf of the Owners, we are pleased to submit an application for an Official Plan Amendment ("OPA") to facilitate a redesignation to Rural Employment Area and the addition of site-specific policies.

The County adopted OPA 131 on April 30, 2026 which proposes to redesignate the Subject Lands to Rural Employment Area. As the timeline for the approval of OPA 131 from the Ministry of Municipal Affairs and Housing is unclear, an Official Plan Amendment application is being submitted to implement the proposed Rural Employment Area designation in advance of that approval. The OPA also proposes site-specific provisions required to facilitate the proposed industrial building.

It should be noted that a Zoning By-law Amendment application has been submitted to the Township of Puslinch to facilitate a rezoning to implement the Rural Employment Area designation.

The site plan features a 143,701 square metre industrial building, car parking, trucking parking and loading, a stormwater management pond, and a sewage disposal area. The existing natural environment area will be maintained and protected.

In support of the application, we enclose the following technical documents:

Technical Studies Required for Applications		
Study	**Consultant**	**Number of Copies Required**
1.1 Administrative		
Complete Application Form	-	Digital
Public Consultation Strategy Form	-	Digital
Application Fees	-	Cheque
1.2 Planning		
Planning Opinion Report	Malone Given Parsons Ltd.	Digital
Site Plan	Baldassarra Architects Inc.	Digital

Draft Official Plan Amendment	Malone Given Parsons Ltd.	Digital
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.	Digital
1.3Environmental		
Environmental Impact Assessment	Beacon Environmental Limited	Digital
Hydrogeological Investigation Report	C.F. Crozier & Associates Inc.	Digital
Source Water Protection Screening Form	C.F. Crozier & Associates Inc.	Digital
Geotechnical Considerations Letter	Soil-Mat Engineers & Consultants Ltd.	Digital
1.4 Site Servicing		
Functional Servicing & Stormwater Management Report and Civil Drawings	Urbtech Engineering Inc.	Digital
1.5 Land Use Compatibility		
Land Use Compatibility Study	Dillon Consulting Limited	Digital
1.6 Transportation		
Transportation Impact Study	Paradigm Transportation Solutions Limited	Digital
1.7 Archaeology		
Stage 1 & 2 Archaeological Assessment and Supplementary Documentation	Archaeological Consultants Canada	Digital
1.8 Other		
Topographic Survey	J. D. Barnes Limited	Digital

We trust that the enclosed information will allow for the timely circulation and processing of the applications. If you need any physical copies, please let us know.

Please contact the undersigned if you have questions with respect to the above.

Yours very truly,

MALONE GIVEN PARSONS LTD.

Matthew Cory, MCIP, RPP, PLE, PMP
Principal

cc *Client*