

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 Corporation 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 _____, 20__

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20__

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 Wellington County 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.

DRAFT

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to redesignate the portion of the lands municipally known as 4361 Sideroad 20 North from *Secondary Agriculture* to *Rural Employment Areas* and include a site specific policy to include daycare as a permitted use.

This amendment will facilitate the development of the subject lands as a prestige employment campus that is planned to accommodate multiple uses including: industrial, manufacturing, warehousing and office uses as well as complementary uses to support the primary employment function of development.

LOCATION

The lands subject to the proposed amendment are located within the Township of Puslinch. They located in the northern part of the Township, are triangular in shape and are bounded by the Hanlon Parkway (Highway 6) to the north and east, Sideroad 20 North to the west and Concession Road 4 to the south. They are municipally known as 4631 Sideroad 20 North and have an area of 24.7 hectares.

BACKGROUND

Official Plan Amendment and Zoning By-law Amendment applications were submitted in February, 2025. The applications included detailed studies, reports and plans to support the proposed development. Pre-consultation with the County, Township and applicable agencies occurred in 2022, prior to submission of the applications.

BASIS

The Official Plan Amendment is based on the following:

- The County Official Plan identifies that employment growth in the Township of Puslinch is anticipated to increase from 5,800 to 7,900 over the 30-year horizon (2021-2051). The County Official Plan requires that sufficient land is to be designated to accommodate a range and mix of employment opportunities to meet the needs of the growth forecast and will encourage / support decisions that ensure an adequate supply is available at all times.
- The County has identified the need for additional employment areas in the Township through the ongoing Municipal Comprehensive Review.
- The Subject Lands satisfy the locational criteria for Rural Employment Areas in the County Official Plan. They are adjacent to existing employment areas in the Township and the City of Guelph.

- The Subject Lands have excellent access to the existing transportation network, including convenient access to a Provincial Highway (Highway 6) and to existing County arterial roads.
- The Subject Lands are constrained for the long-term viability of agricultural uses due to their size (24 hectares) and presence of a Provincially Significant Wetland.
- The Subject Lands represent the logical expansion of the adjacent Rural Employment Area that applies to the southern portion of the Subject Lands and to adjacent lands.

PUBLIC AND AGENCY INPUT

To be completed

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PART B – THE AMENDMENT

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedules 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 9.3 Puslinch Local Policies is amended by adding the following text to section 9.3:

PA7-__ - 4361 Sideroad 20 North

"The lands identified as PA7-__ on Schedule B7 of this plan relate to a prestige employment campus development on 4361 Sideroad 20 North. In addition to the uses permitted within the Rural Employment Area designation, a daycare is also permitted."

SCHEDULES

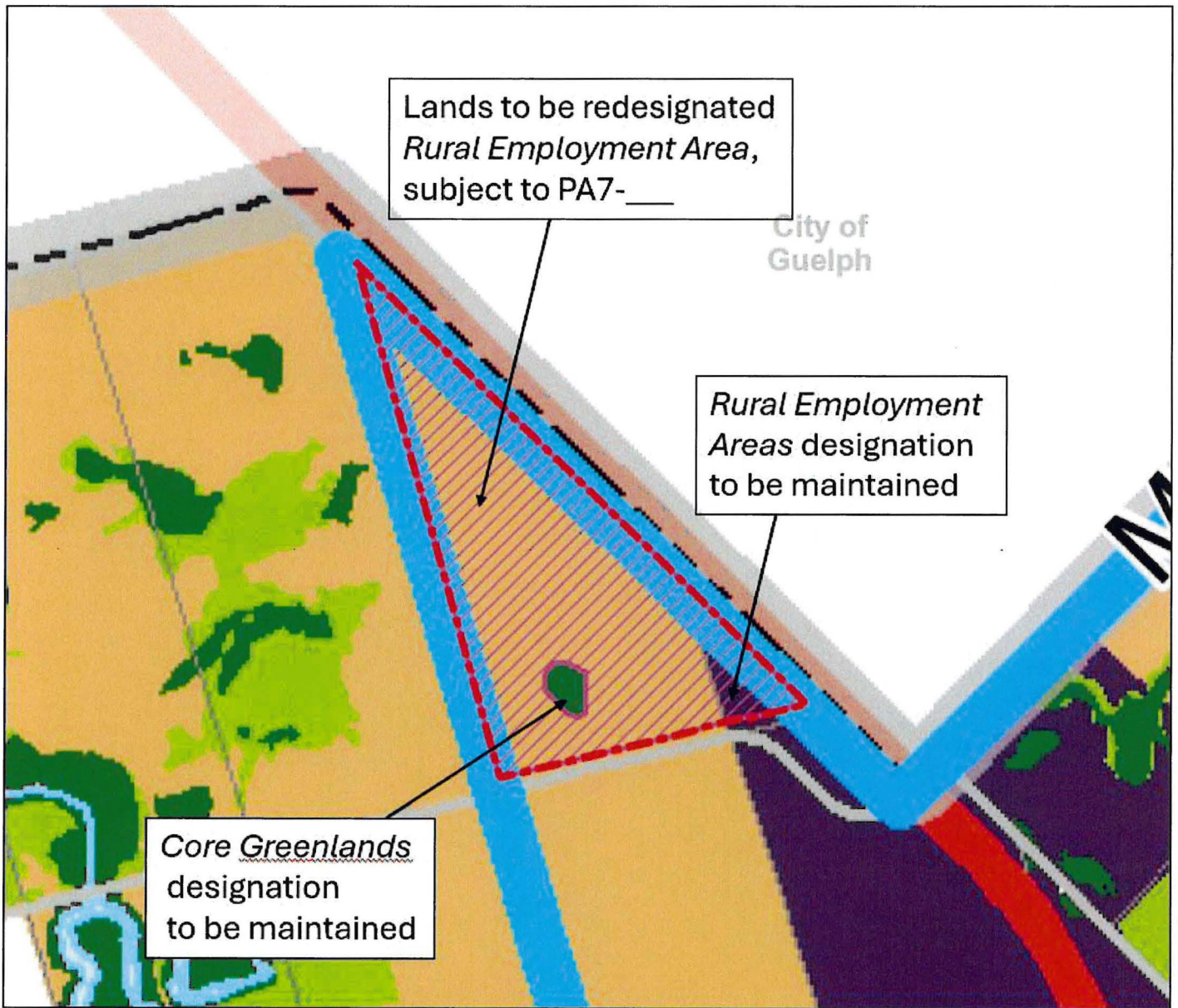
2. Schedule B7, Land Use Puslinch, is amended by redesignating the portion the lands subject to this amendment that are presently designated Secondary Agriculture to Rural Employment Area and identifying special policy PA7-___, as shown on Schedule "A-1"

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-1"

OF

OFFICIAL PLAN AMENDMENT NO. ____



PART C – THE APPENDICES

To be completed

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