

January 4, 2023

Mr. Tyler Shantz  
Municipal Services Office - Western Ontario  
659 Exeter Road, Floor 2  
London, Ontario N6E 1L3

Dear Mr. Shantz:

**RE: Submission on Approval to Amend County of Wellington Official Plan  
ERO Number - 019-5635 (Ministry Reference Number 23-OP-215446)  
4631 Sideroad 20 North, Township of Puslinch  
OUR FILE: 22451A**

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Please accept this submission for lands located at 4631 Sideroad 20 North, Township of Puslinch. The subject lands are approximately 24 hectares and a portion of the lands are currently designated Rural Employment Area and directly adjacent to an existing settlement area. The submission is made on behalf of Jim Estill, Danby Appliances, who has an exciting and innovative vision for the lands as an innovation community.

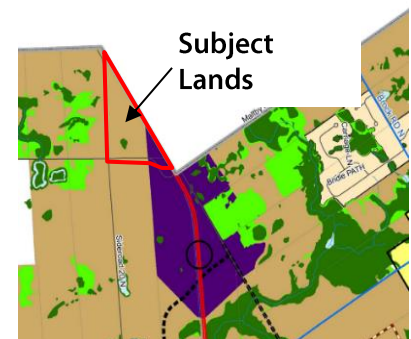
**Request for Consideration:**

- **Modify Schedule A (County Growth Structure) to add the subject lands (4631 Sideroad 20 North, Township of Puslinch) into the Regionally Significant Economic Development Study Area, as shown on Attachment 'A' to this letter.**

**Rationale and Justification for Request:**

The following provides the planning rationale and justification for the proposed rounding out and logical extension of the Study Area to include the subject lands:

- Supports the conclusion of the County's Growth Management Strategy that identified that Puslinch has a shortfall of approximately 30 ha of Rural Employment Area lands to accommodate forecast employment growth to 2051 and that there is a need for a Regionally Significant Economic Development Area in the Township
- Represents a logical rounding out of existing Rural Employment Area Land Use - a portion of the lands are already within the Rural Employment Area designation and represent Vacant Designated Lands (as shown in the image to the right)



- The subject lands are a large parcel of land, suitably sized to accommodate land consumptive uses that have low water use and do not generate significant effluent with major road access that will capitalize on the commitment by the Provincial government to invest in infrastructure to improve Highway 6 North and South and Highway 401 and integrate this with land use planning for the area.
- The inclusion of the lands within the Study Area will supports the appropriate connection between the City's industrial lands to the north and the proposed interchange on the Hanlon Expressway
- Other locational considerations:
  - o Partially zoned for Future Development (FD3) which contemplates future use for employment area
  - o Located within an area characterized with employment development in the City of Guelph
  - o Located outside the identified Source Water Protection Vulnerable Area in the Township
  - o Not within an area of flooding hazard that would result in any health or safety concerns

Recently, a delegation was made to the Council of the Township of Puslinch for consideration of utilization of the newly developed Community Infrastructure Housing Accelerator (CIHA) to support the invest in the Township for future job creation. The proposed CIHA is based on the creation of an Innovation Community that will support investment in the type of employment that is intensified and diversified for greater economic benefit within the Township and will create indirect spin-offs in the Township and surrounding community areas.

## CONCLUSION

**The request to modify Schedule 'A' to expand the Regionally Significant Economic Development Study Area** recognizes that a portion of the lands are currently designated and the remaining portion of the lands represent a logical rounding out of the Study Area for future consideration of the employment designation.

Please feel free to call with any questions.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

David Aston, M.Sc., MCIP, RPP  
Partner

**ATTACHMENT "A"**

**Request to Modify Schedule A – County Growth Structure  
to Add Lands to the Regionally Significant Economic Development Study Area  
(as shown in 'blue outline')**

