FOR SALE

70 GILMOUR ROAD, PUSLINCH

±30.69 ACRES | FUTURE RURAL RESIDENTIAL DEVELOPMENT LAND

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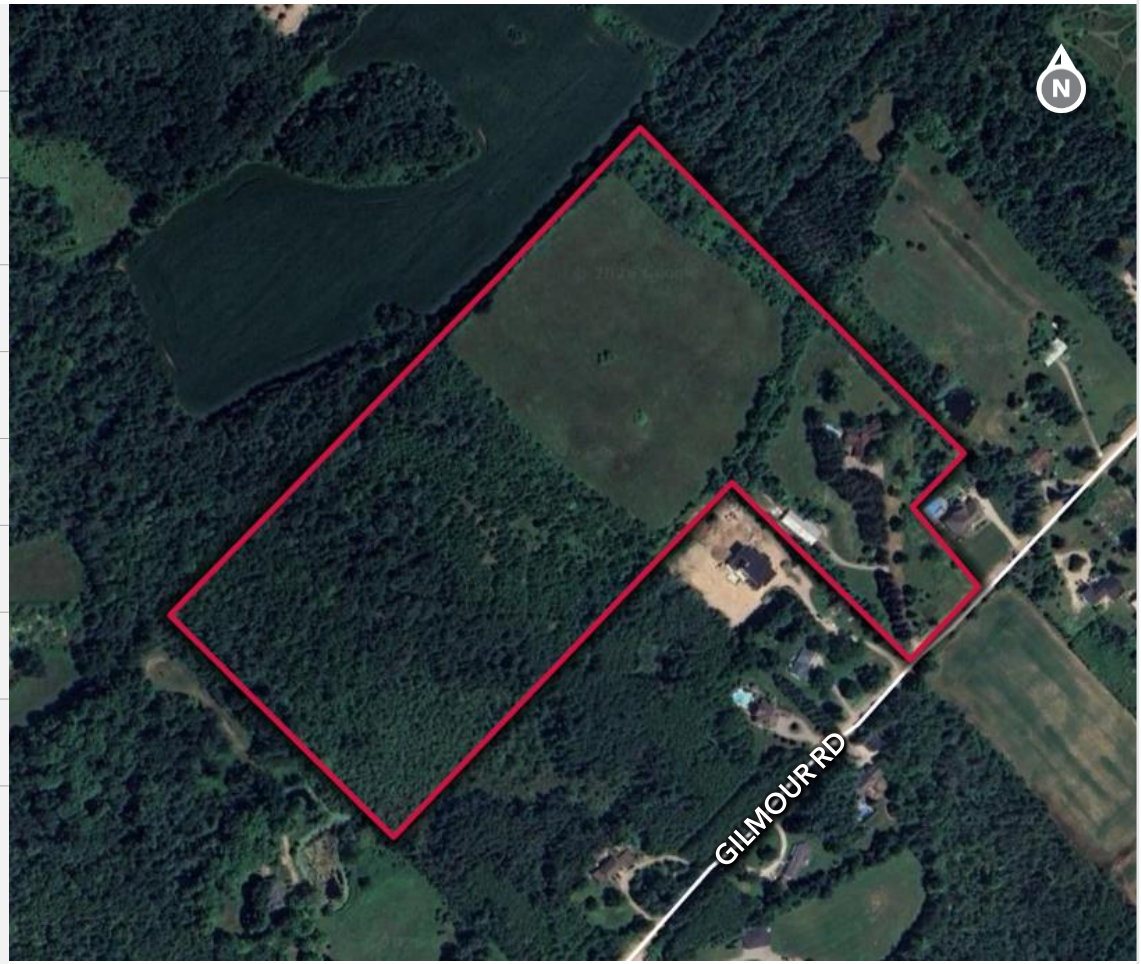
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS | 70 GILMOUR ROAD, PUSLINCH

DETAILS

TOTAL AREA	± 30.69 Gross Acres **± 17.15 Net Developable Acres**
LOCATION	Gilmour Rd / Brock St S
FRONTAGE	± 240' along Gilmour Rd
ZONING	Agricultural (A), Natural Environment (NE)
OFFICIAL PLAN DESIGNATION	Secondary Agricultural, Core Greenlands/Greenlands
SERVICING	Well Water, Septic Sewage
EXISTING BUILDINGS ON SITE	3,741 SF two-storey house 2,700 SF workshop
ASKING PRICE	**$6,250,000**
HIGHLIGHTS	• The property falls within the County of Wellington's **Official Plan Amendment 131 (OPA 131)**, which proposes redesignating a portion of the land to residential use • **OPA 131** has been adopted by Wellington County and is currently under final review by the province • Located along Gilmour Road, minutes away from Aberfoyle, Guelph, and Highway 401 • The site offers a well-positioned opportunity for developers seeking future rural residential development land

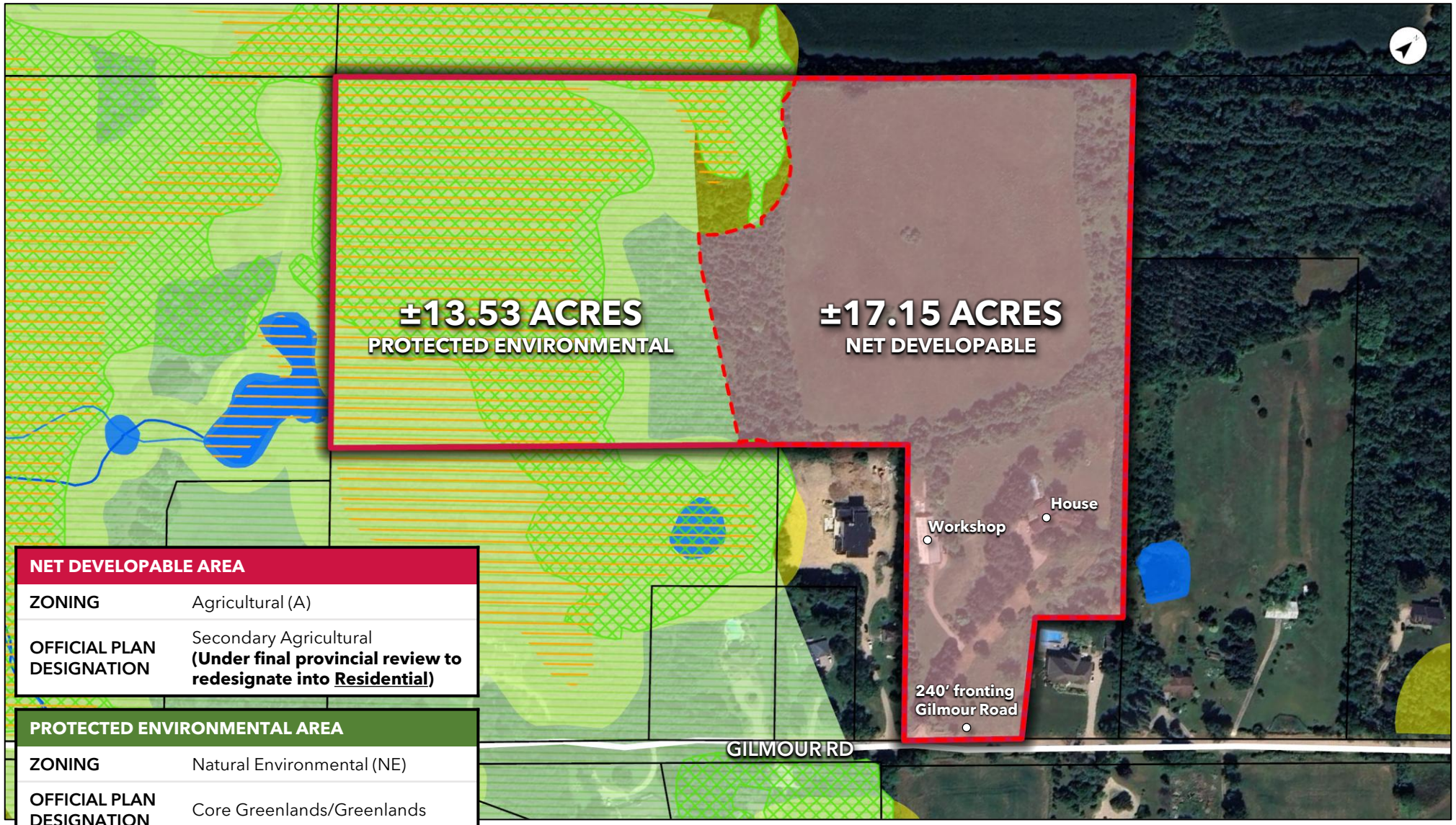


KEY FEATURES

LAND USE REDESIGNATION
UNDER FINAL REVIEW TO CHANGE ±17.15 ACRES INTO RESIDENTIAL USE

POTENTIAL DEVELOPMENT
RURAL RESIDENTIAL HOMES

PROPERTY OVERVIEW



NET DEVELOPABLE AREA	
ZONING	Agricultural (A)
OFFICIAL PLAN DESIGNATION	Secondary Agricultural **(Under final provincial review to redesignate into Residential)**

PROTECTED ENVIRONMENTAL AREA	
ZONING	Natural Environmental (NE)
OFFICIAL PLAN DESIGNATION	Core Greenlands/Greenlands
CONSTRAINTS	• Environmental Protection Area • Grand River Conservation Authority Regulation Area • Significant Woodlands • Significant Wetlands

CURRENT ZONING

AGRICULTURAL (A), NATURAL ENVIRONMENT (NE)

As per the Township of Puslinch, the subject property is primarily zoned **Agricultural (A)**, which permits a broad range of agricultural, residential, and farm-related commercial uses. Portions of the property are also subject to **Natural Environment (NE)** zoning where environmental features exist.

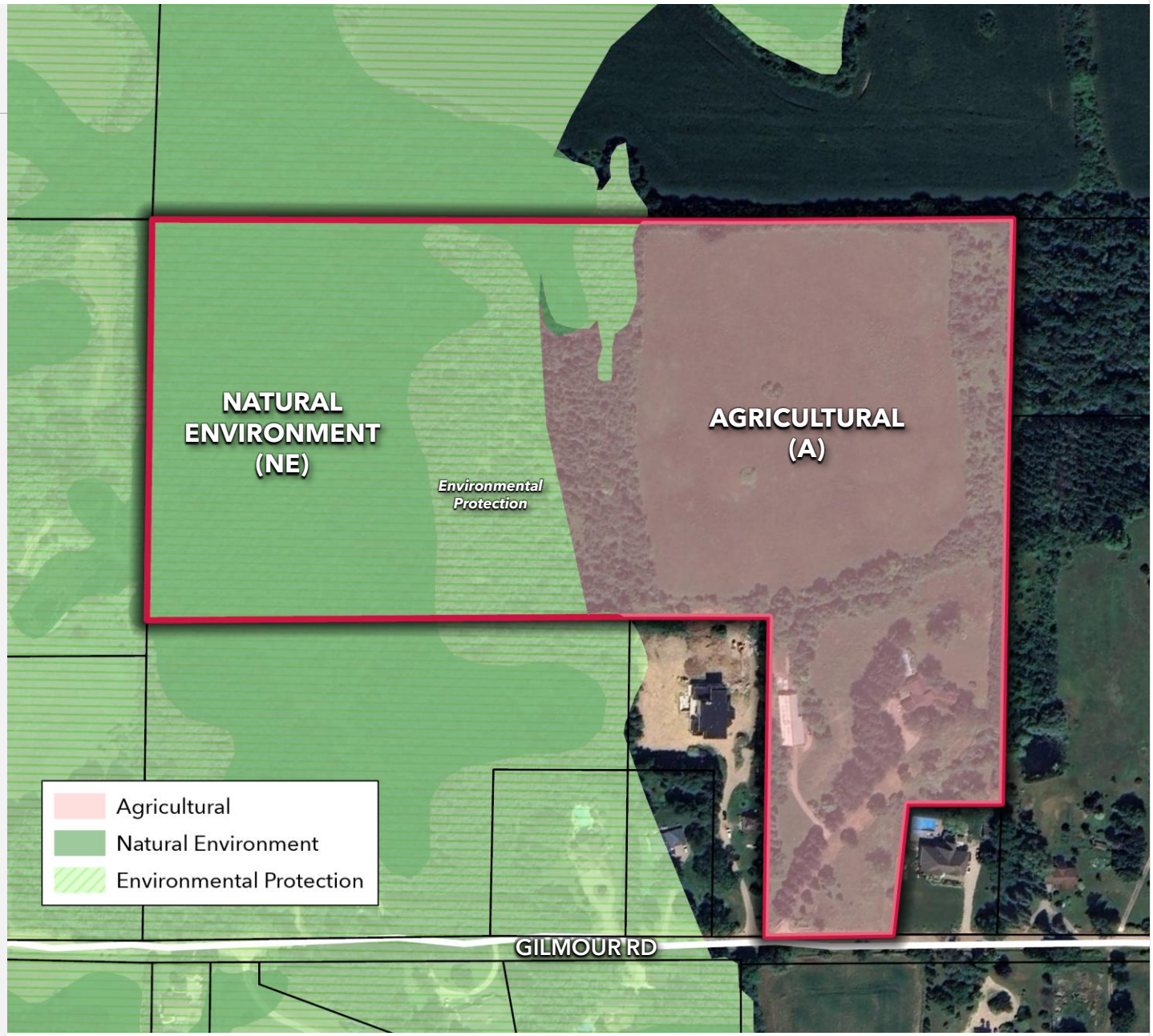
AGRICULTURAL ZONING PERMITTED USES:

- Additional Residential Unit (Attached or Detached)
- Agricultural Use
- Agriculture-Related Use*
- Agricultural Animal Clinic
- Bed & Breakfast
- Community Garden
- Conservation Use
- Daycare Centre
- Farm Greenhouse
- Farm Products Sales Outlet
- Farm Related Business*
- Farmer's Market
- Group Home
- Home Business
- Home Industry
- Institutional Use*
- Private Home Day Care
- Single Detached Dwelling

NATURAL ENVIRONMENT PERMITTED USES:

- Agricultural Use
- Boat House / Boat Dock
- Conservation Use
- Public Park*

*indicates additional restrictions



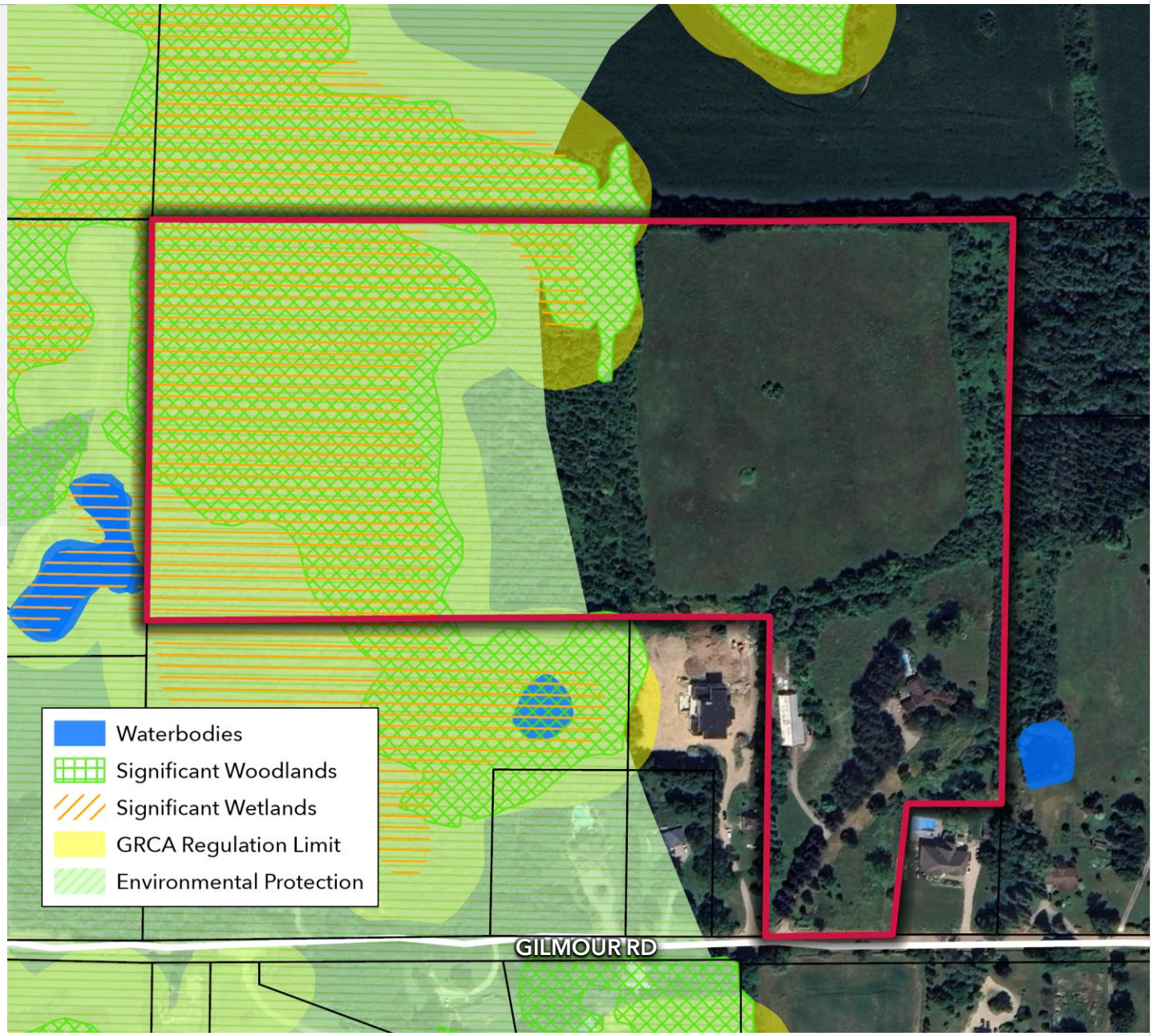
View the Township of Puslinch Zoning By-Law

PROTECTED ENVIRONMENTAL AREA

As identified by Wellington County, the Township of Puslinch, and the Grand River Conservation Authority (GRCA), portions of the subject property are:

- **Designated Core Greenlands and Greenlands**
- **Within the Environmental Protection Overlay**
- **Regulated by the GRCA**

These lands contain environmentally significant features, including **large areas of woodlands and wetlands**, which are subject to additional environmental review and regulation by the GRCA.

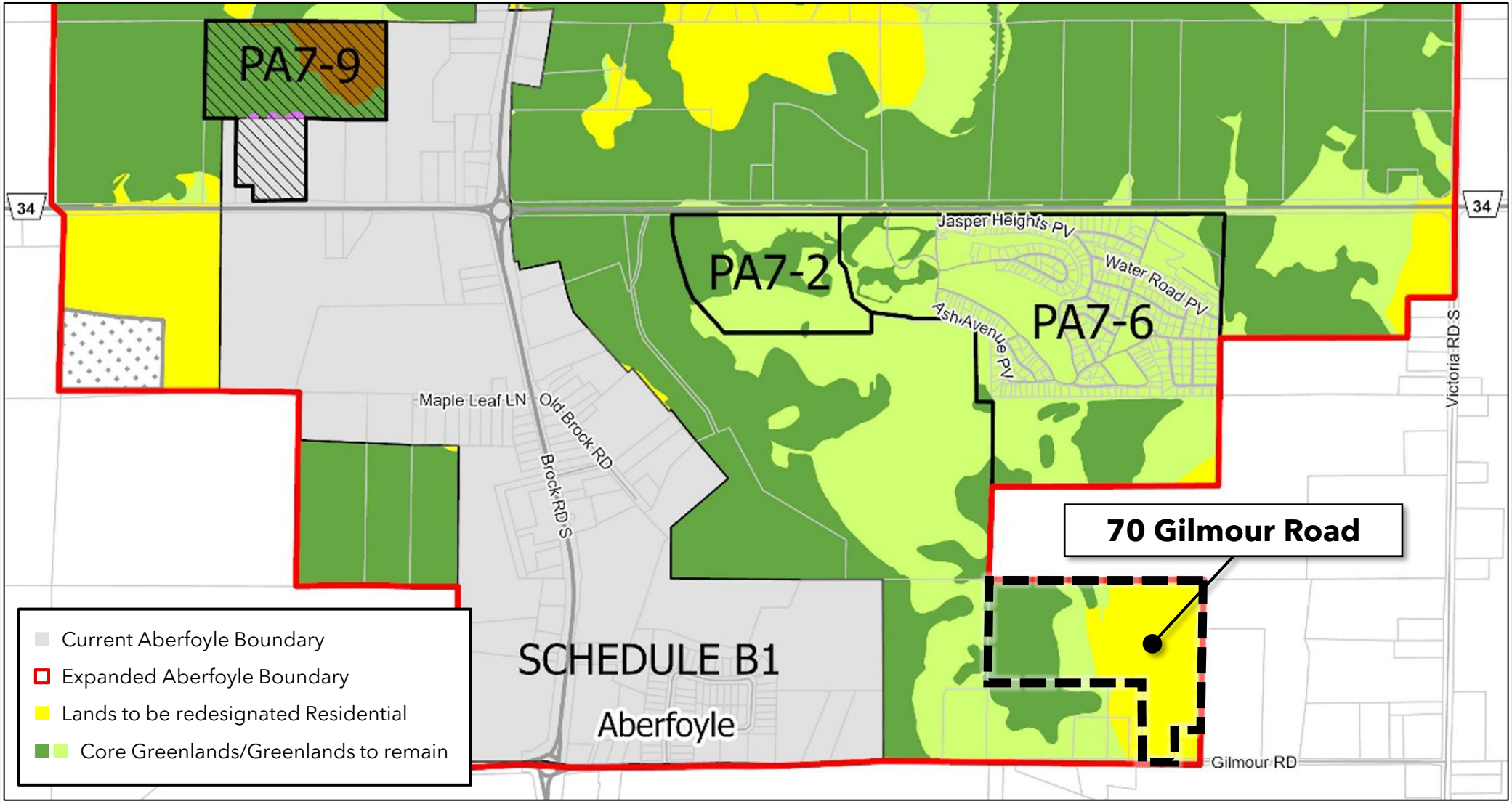


View the GRCA Interactive Map

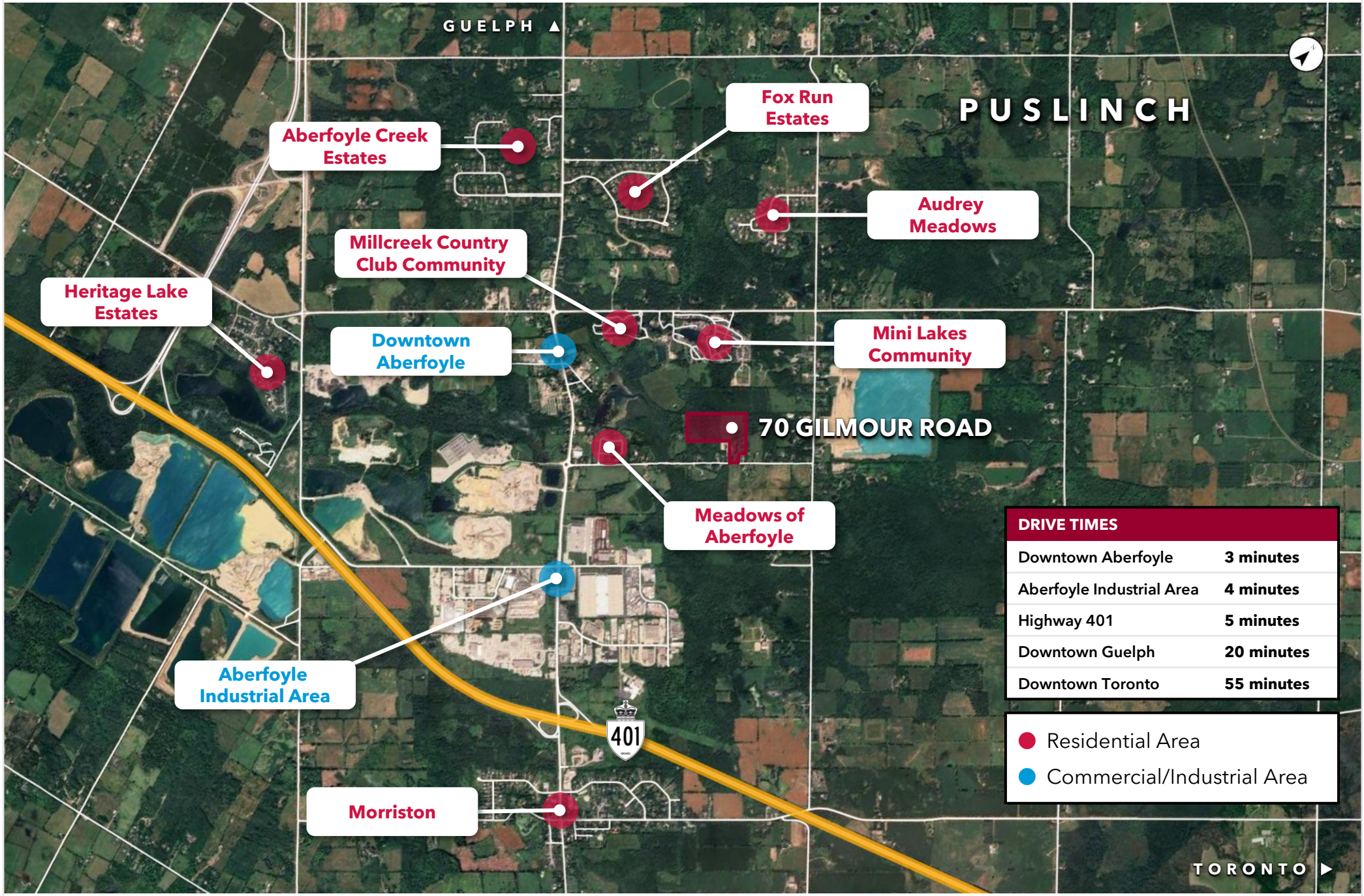
PROPOSED OFFICIAL PLAN AMENDMENT (OPA 131)

FUTURE RURAL RESIDENTIAL DEVELOPMENT POTENTIAL

Wellington County's recently adopted **Official Plan Amendment 131 (OPA 131)** identifies Aberfoyle as a key growth area through 2051, expanding settlement boundaries to accommodate future residential, commercial, and employment development. **Currently under final review by the Province of Ontario, OPA 131 proposes to redesignate a portion of the subject lands from Secondary Agricultural to Residential**. The amendment is intended to facilitate long-term community growth while protecting the County's broader agricultural land base, positioning Aberfoyle as one of Wellington County's most strategic growth areas for future investment and development.



LOCATION OVERVIEW



DRIVE TIMES	
Downtown Aberfoyle	3 minutes
Aberfoyle Industrial Area	4 minutes
Highway 401	5 minutes
Downtown Guelph	20 minutes
Downtown Toronto	55 minutes

RESIDENTIAL MARKET ACTIVITY

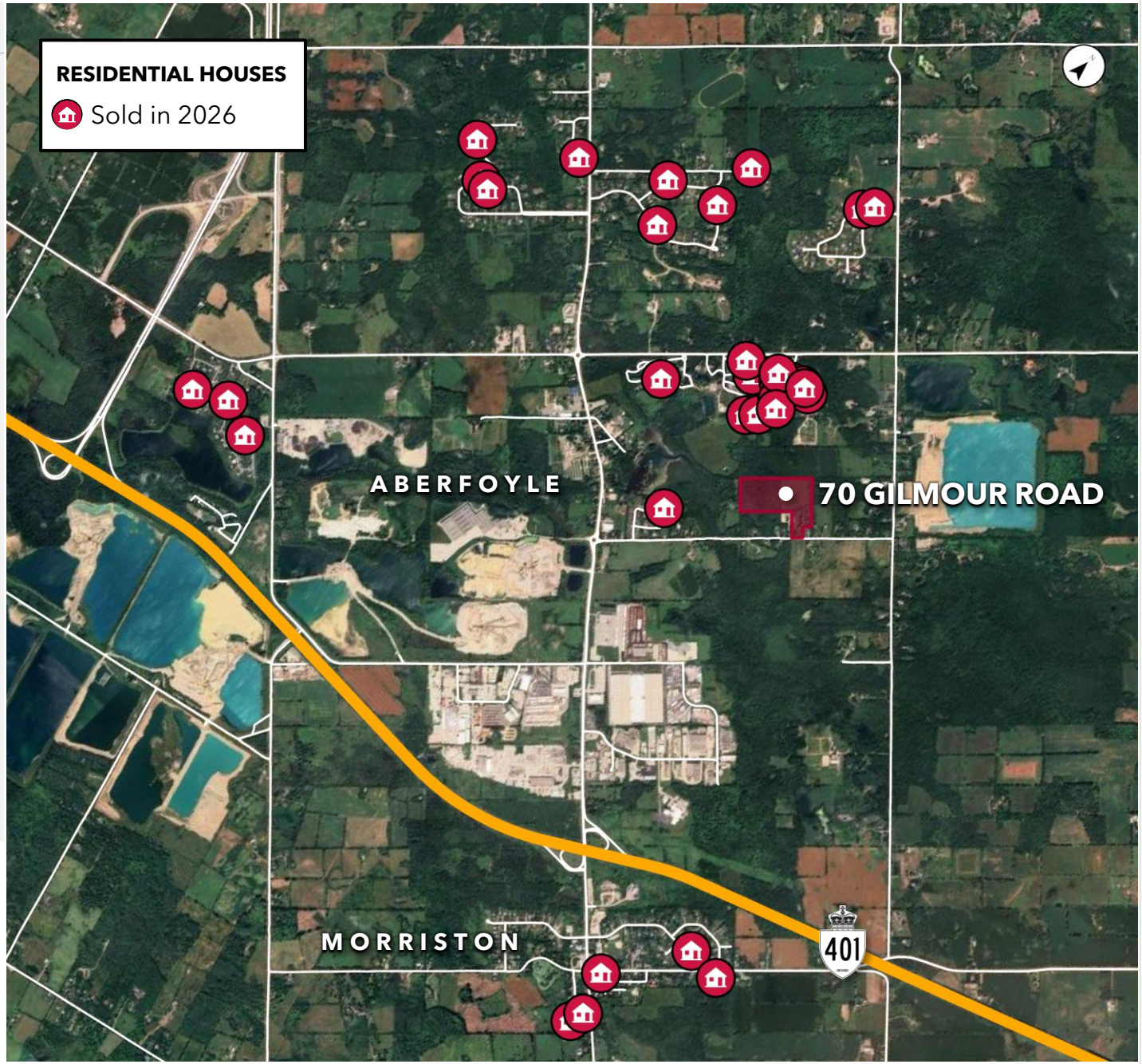
DISTINCTIVE RURAL APPEAL

Puslinch appeals to buyers seeking spacious homes, a peaceful setting and a strong connection to nature. Its welcoming small-town character and scenic countryside make it a distinctive place to call home.

The community's appeal is reflected in its:

- Close-knit atmosphere and welcoming small-town feel
- Room to breathe, with rolling countryside, open spaces, farms and woodlots
- Outdoor living, with trails, cycling routes, wildlife and opportunities to enjoy nature
- A valued rural character, supported by thoughtful growth that respects local farmland and natural features

In 2026, residential sales remained steady, with an average sale price of approximately $1,400,000.



*Data reflects residential sales from January to October 2026

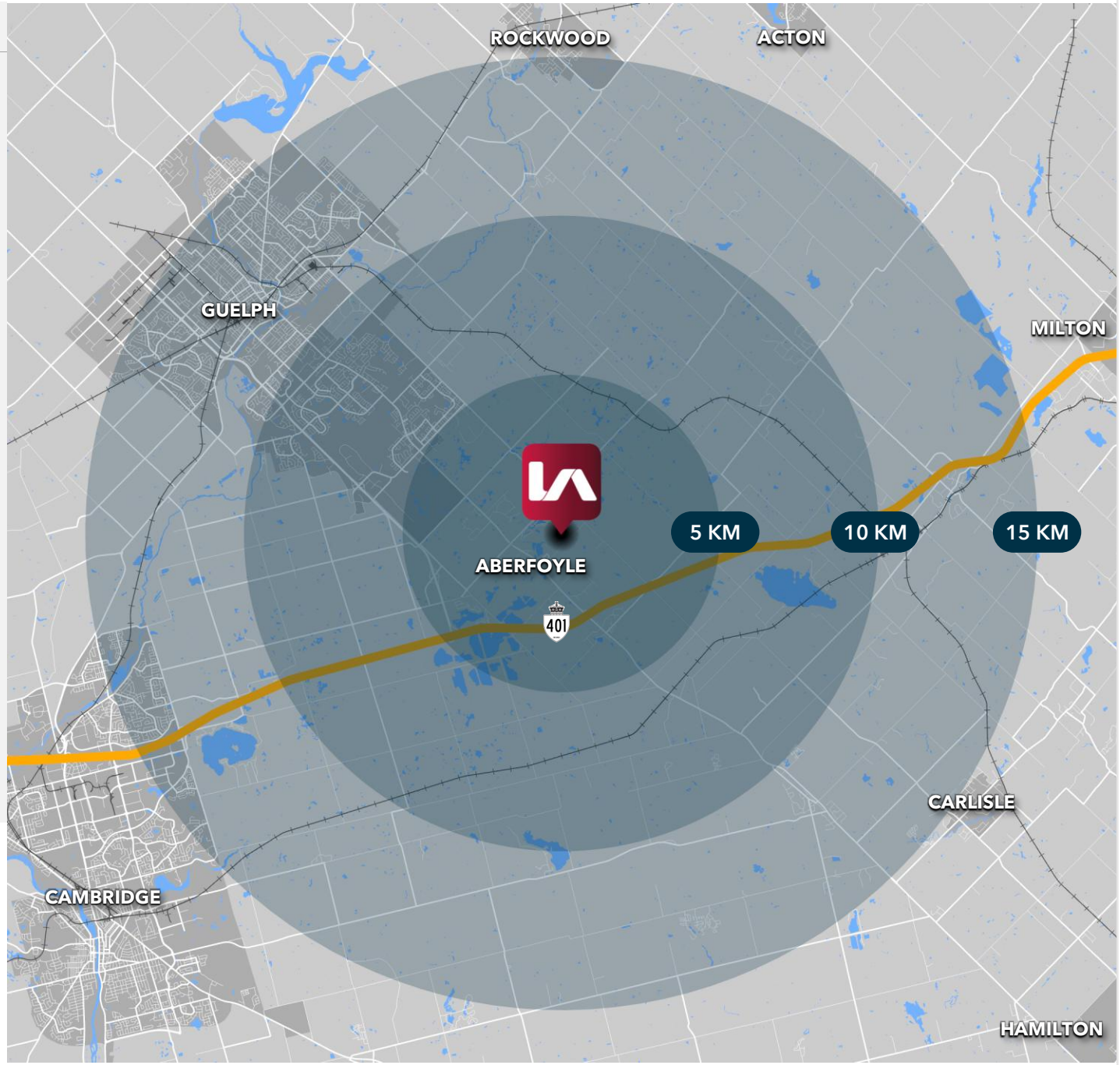
LABOUR & DEMOGRAPHICS

ABERFOYLE

Strategically located immediately south of Guelph within Puslinch Township, **Aberfoyle** offers businesses a highly accessible location at the convergence of Highway 401 and Highway 6, providing direct connectivity to the Greater Toronto Area, Kitchener-Waterloo, Hamilton, and Southwestern Ontario.

The surrounding area continues to experience steady residential growth, supported by strong demand for housing across Wellington County and the Guelph market. Aberfoyle offers an attractive quality of life with a mix of rural character and urban accessibility, making it an appealing location for professionals and families. Ongoing residential growth throughout the surrounding region is reinforcing Aberfoyle's position as an attractive residential community, offering a unique blend of rural character, modern amenities, and convenient access to employment, education, and recreational opportunities.

Aberfoyle is expected to be the primary focus of rural residential growth within Puslinch Township through 2051. **Wellington County has identified Aberfoyle for a significant settlement area expansion to accommodate approximately 200 new homes.** This planned growth is intended to strengthen Aberfoyle as the Township's principal residential community while preserving its rural character and providing additional housing opportunities in a highly accessible location.



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