



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 16, 2025 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: April 16, 2025

PUBLIC INFORMATION MEETING: 7:30 P.M.

Order of Business:

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Disclosure of Conflict of Interest**
- 4. Purpose of Public Meeting**
- 5. Reports/Applications**

5.1 Second Public Information Meeting - Zoning By-law Application D14-WDD (WDD Main St. Inc.) – property location Municipally known as Part Lot 31, Concession 8, Township of Puslinch

5.1.1 Applicant Presentation



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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7404 WELLINGTON RD 34, PUSLINCH

5.1.1.1 Previous Submission and Comment Summaries can be found at
[Puslinch.ca/activezoning](https://puslinch.ca/activezoning)

5.1.1.2 Sixth Comment Summary

5.1.2 Staff Public Meeting Report

5.1.3 Agency Comments - None

5.1.4 Written Public Comments

6. Adjournment

11 MAIN STREET
TOWNSHIP OF PUSLINCH (MORRISTON)

April 16, 2025

WESTON
CONSULTING 

PUBLIC MEETING 2

**DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT
WDD MAIN STREET INC.**

PROJECT OBJECTIVES

- + Provide increased housing opportunities in Morriston.
- + Develop houses that are in keeping with the character of Morriston (one to two storeys, approx. 2,500 – 3,000 square feet).
- + Protect the natural environment for the long-term.
- + Improve the existing street network with upgrades to Ochs Street, shifting of existing retaining wall to improve sightlines, and construct a new public street.
- + Propose a scale of development that can be supported with private services.

TRANSPORTATION CONSIDERATIONS

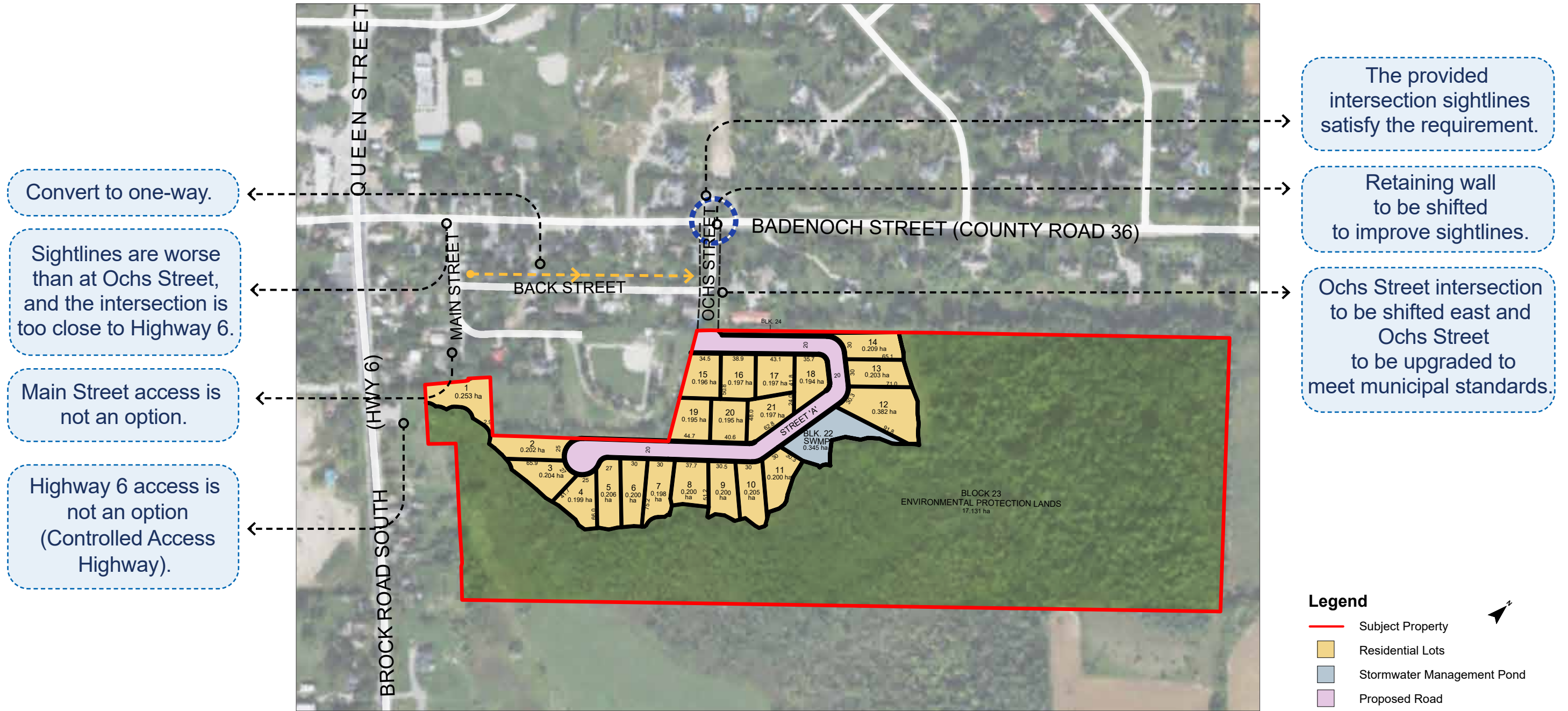


Figure 1: Draft Plan of Subdivision and Its Immediate Surroundings - Prepared by Weston Consulting

THANK YOU!

COMMENTS & QUESTIONS?

KAYLY ROBBINS, MPL, MCIP, RPP
Weston Consulting -
Associate

905.738.8080 (ext. 315)
krobbins@westonconsulting.com

William C. Maria, P.Eng.
GHD Ltd. -
Transportation Planning Lead

T: 905.814.4397
will.maria@ghd.com



Comment Summary – March 18, 2025

Zoning By-law Amendment Application – WDD Main St. Inc.

Consultant	Comments
Township Traffic Consultant – Julia Salvini – Proposed Access	<p>Converting Back Street to one-way operation would be a good idea. It's very narrow and doesn't function well for two-way flow because of that. I also like that it encourages traffic in the area (including existing traffic) to exit the neighborhood at Ochs Street, which we know has slightly better sight lines than Main at Badenoch.</p>
Public Works – Mike Fowler – Proposed Access	<p>Traffic - After reviewing the thoughts of our traffic consultant, and our preference, I am comfortable moving forward with this option.</p> <p>Lighting - Our engineering firm will address the current requirements for street lighting during their review of the subdivision/ development plans.</p>
Public Works – Mike Fowler – Dark Sky Compliance	<p>I am not aware of the Township having this type of policy or requirements. Our engineering firm will address the current requirements for street lighting during their review of the subdivision/ development plans.</p>
Planning – Jesse Auspitz – Proposed Access	<p>To address public comments regarding increased anticipated traffic on Back Street, we are considering only allowing one-way traffic on this street, originating from Main Street running east. Please confirm if there are any concerns with this approach by your traffic consultant GHD.</p>



**TOWNSHIP OF
PUSLINCH**
1850

Planning – Jesse Auspitz – EP Lands	We are considering the feasibility of acquiring the EP lands. It is anticipated that Township Council will consider this matter at the April 16, 2025 Council meeting.
Planning – Jesse Auspitz – Block 24	The maintenance of Block 24 may not be feasible by the Township. From a planning perspective, I don't have concerns regarding with Block 24 merging with Lot 14 and remaining in private ownership.



REPORT PD-2025-007

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Justine Brotherston, Interim Municipal Clerk

MEETING DATE: April 16, 2025

SUBJECT: 2nd Public Information Meeting -
Zoning By-law Amendment Application (D14/WDD)
WDD Main St. Inc.
Part Lot 31, Concession 8
File: D14/WDD

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on January 22, 2025 deemed the Zoning By-law Amendment Application for Part Lot 31, Concession 8 to be complete and directed staff to complete the notice requirements in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Application presented to Planning and Development Advisory Committee for comments January 14, 2025
- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on January 31, 2025
- Statutory notice circulated in Wellington Advertiser on February 6, 2025
- Public Information Meeting March 5, 2025

- Circulated the notice of the second public information meeting to properties within a 120 metre buffer including Badenoch Street and Queen Street to the corner of Badenoch on March 27, 2025
- Second public information meeting notice circulated in Wellington Advertiser on March 27, 2025
- Second Public Information Meeting April 16, 2025

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

None

Applicable Legislation and Requirements

County of Wellington Official Plan
Township of Puslinch Zoning By-law 2018-023
Planning Act, R.S.O. 1990, as amended

Attachments

Schedule "A" – WDD Main St. Inc. Public Information Meeting Report prepared by NPG Planning Solutions

Respectfully submitted,

Reviewed by:

**Justine Brotherston,
Interim Municipal Clerk**

**Courtenay Hoytfox,
Interim CAO**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jesse Auspitz, Principal Planner
NPG Planning Solutions Inc.

Subject: Second Public Meeting – WDD Main St Inc. (Main St)
Zoning By-law Amendment Application D14-WDD
PUSLINCH CON 8 PT LOT 31; PLAN 135 LOTS 7 AND 8
11 Main St, Puslinch

Attachments: 1 - Aerial Map of Subject Lands
2 - Draft Plan of Subdivision provided by applicant
3 - Draft Zoning By-law provided by Applicant
4 - Correspondence from Township's Ecologist

SUMMARY

The purpose of the Application for Zoning By-law Amendment (the “Application”) is to rezone the Subject Lands from Urban Residential (UR), Future Development 2 (FD2) and Natural Environment Zone to Urban Residential Site-Specific Zones (UR(spXX) and UR(spYY)) and Natural Environment Zone with an environmental protection overlay. The Application is required to facilitate a subdivision consisting of twenty-one (21) single detached dwellings, a stormwater management facility and natural environment lands.

Township Council deemed the Application Complete on its January 22, 2025 meeting. Minutes of Township Council direct staff to schedule an additional public meeting for the Application in order to give the public an additional opportunity to provide input on the Application. The first Public Meeting occurred on March 5, 2025. The second Public

Meeting is scheduled to occur on April 16, 2025. This report provides an overview and preliminary responses regarding comments that have been received to date. For contextual information regarding the proposal including policy overview and Staff comments, this report should be read in conjunction with the Public Meeting Report considered March 5, 2025.

Additionally, the Applicant is undergoing a concurrent Draft Plan of Subdivision. As part of the Draft Plan of Subdivision, the Applicant intends to dedicate a 17.131-hectare block for environmental protection purposes, shown as Block 23 on **Attachment 1** being the Draft Plan of Subdivision. Recognizing that a decision on the Zoning By-law Amendment and Draft Plan of Subdivision will come at a later date, Township Council is being asked for guidance on whether it wishes for the Township to take ownership of Block 23.

It is recommended that:

- This Public Meeting Report regarding the proposed Zoning By-law Amendment Application D14-WDD be received; and
- That Township Council provides direction on whether it wishes to acquire Block 23 as part of the Draft Plan of Subdivision approval process.

INTRODUCTION

The Subject Lands are currently vacant and have frontages along Highway 6 (being a Provincial Highway), Main St and Ochs St; and located southeast of Old Morriston Park in the Town of Morriston. The Lands are also located southeast of Badenoch Street East (being Regional Road 36) The lands' legal description are Part of Lots 7 & 8 North of Queen Street, Registered Plan 135 and Part of Lot 31 Concession 8, Township of Puslinch, County of Wellington. The Subject Lands are approximately 23.10 hectares in size and irregular in shape.

Environmental features exist on and adjacent to the Subject Lands, including non-provincially significant and unevaluated wetlands, significant woodlands, regulated and non-regulated watercourses including tributaries of Bronte Creek. The regulated watercourses also include associated floodplain.

Surrounding land uses consist primarily of residential and commercial uses. Directly northwest of the Subject Lands along Back Street and Badenoch Street are residential parcels of varying sizes. Located west of the Subject Lands along Queen Street is the Morriston Central Business District which includes various commercial uses including cafes and restaurants. The Subject Lands abut the Old Morriston Baseball Diamond to the north and open space and agricultural uses to the east. An aerial of the property is included as **Attachment 1**.

PURPOSE

The purpose of the Application for Zoning By-law Amendment (“the Application”) is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to permit a subdivision consisting of twenty-one (21) single detached dwellings (4.436 hectares), a stormwater management facility (0.345 hectares), natural environment lands (17.131 hectares) and a public street (1.33 hectares). Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report.

A concurrent Draft Plan of Subdivision application was also submitted to the County of Wellington and circulated to the Township of Puslinch for comments. The Draft Plan of Subdivision is included as **Attachment 2**.

SUMMARY OF COMMENTS AND PRELIMINARY RESPONSES

Location of Access

Residents raised concerns pertaining to the use of Ochs Street and requested the consideration of alternatives such as Main Street and Highway 6 (Queen Street). These alternatives were not feasible for the following reasons:

- **Main Street:** There are technical concerns to providing an access from Main Street including, that the Main Street full boulevard width is less than the required 20 metres and queuing along Badenoch Street from Highway 6. Access from Main Street would also impacts wetlands.
- **Highway 6:** Access to Highway 6 is not an option as it is a Controlled Access Highway and MTO advised that all access to the development must be from the County and Municipal-road network. Providing access to Highway 6 would also impact wetlands along the south side of the Subject Lands.

One option to limit traffic entering Back Street from the Subject Lands is to convert Back Street to a one-way operation. Through this approach, one-way traffic would originate from Main Street and run east. As mailboxes are located along the Main Street entrance, residents would be able to pick-up mail on the way home. This approach is preferred by the Township’s Public Works Department and the Township’s Traffic Consultant. Alternate options include providing signage to limit access to and from Back Street and the Subject Lands.

Sight Lines

A sightline analysis was completed in accordance with the requirements of the Township and the County. The assessment confirmed that sufficient sightlines are available conditional on the realignment of the road and shifting of the retaining wall. The Township’s Traffic Consultant has no outstanding concerns regarding sightlines.

Location of Mailboxes/Sidewalks

The location of mailboxes and sidewalks are not zoning matters but will be considered as Conditions of Approval of the Draft Plan of Subdivision. Consideration through the Draft Plan of Subdivision should be given to locate mailboxes to limit access onto Back Street.

Length of the Public Road

The length of the Public Road is not a concern of the Chief Building Official or the Fire Chief. There are two fire water reservoirs proposed being in front of Lot 18 and across from Lot 16.

Dark Sky Compliant Lighting

Section 4.15 of the Township's By-law includes the following requirements applicable to lighting on private property:

a. The type, location, height, intensity, and direction of lighting shall be designed to ensure that lighting is confined to the building face, parking area and the vicinity of the lot.

b. Lighting fixtures shall be installed with the light directed downwards and deflected away from adjacent lots and streets, and in such a manner as to not confuse persons driving vehicles on such streets.

There are no policies or requirements regarding dark sky complaint lighting for the public boulevard. The Township's engineer will address the current requirements for street lighting during their review of the subdivision/ development plans.

Internal Grades of Roads

Public Works is not concerned regarding the slope of the public road and indicated that sandboxes may be installed within the subdivision to ensure friction between vehicles and roads during winter months.

Environmental Protection Lands (Block 23)

Block 23 is constrained by natural heritage and hazard features, including non-provincially significant and unevaluated wetlands, significant woodlands, and both regulated and non-regulated watercourses, including Bronte Creek tributaries. The regulated watercourses also include associated floodplains. These features are designated as Core Greenlands and Greenlands in the County of Wellington Official Plan.

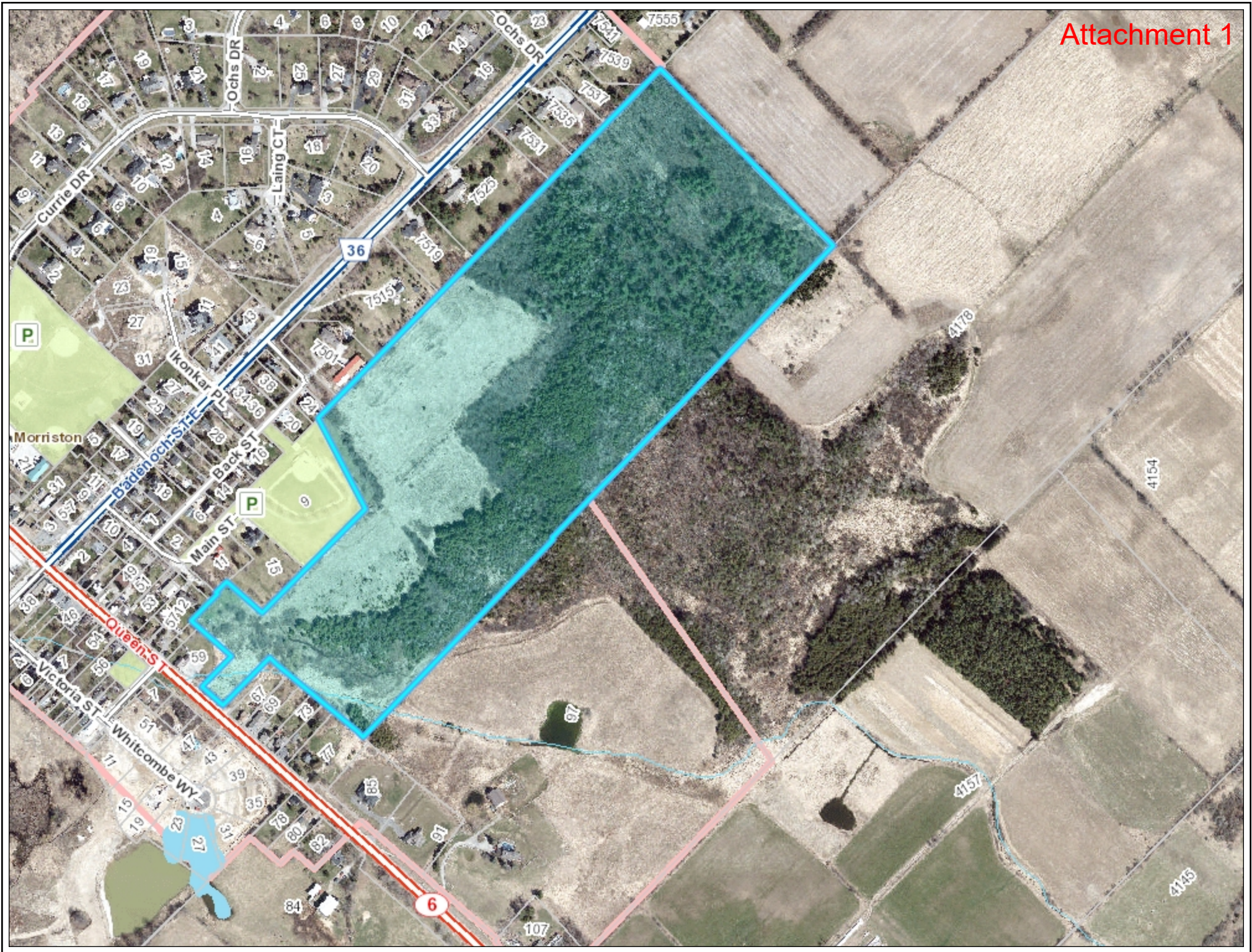
Section 5.6.1 of the Official Plan allows open space and passive recreation within these designations. The Township's ecologist was consulted on the feasibility of passive

recreational uses and did not have concerns about introducing limited activities. Detailed correspondence is provided in **Attachment-4**.

If the Township acquires Block 23 and installs a trail, staff capacity to maintain it will be limited. Trail access could be provided through Block 22, intended for stormwater management, via a shared gravel driveway used for the maintenance of the stormwater management pond. For safety, the stormwater management pond within Block 22 would be fenced-in.

NEXT STEPS

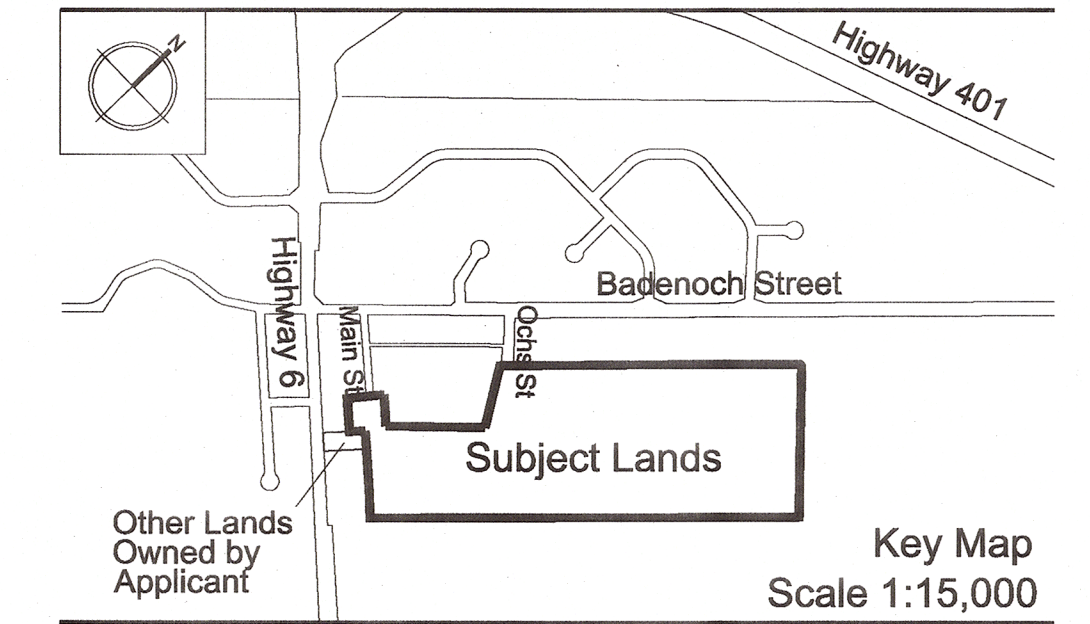
- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 7 & 8
NORTH OF QUEEN STREET
REGISTERED PLAN 135

AND PART OF LOT 31
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Faisal Hamadi Date: Sept 5, 2024

WDD MAIN STREET INC. c/o FAISAL HAMADI
469 BRANT STREET
BURLINGTON, ONTARIO L7R 2G5
PHONE: 905-683-7398
info@wddinternational.com

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Raymond J. Sirthorp, OLS Date: Sept 4, 2024

RAYMOND J. SIRTHORP, OLS
J.D. JAMES LIMITED
257 WOODLAWN ROAD WEST, UNIT 101
GUELPH, ONTARIO N1H 6J1
PHONE: (519) 822-4031 www.jdames.com

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to August 26, 2024.
a), b), e), f), g), j) & l) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - silty sand, sand and silt, and clayey silt
k) - all services to be made available by developer

DEVELOPMENT STATISTICS:

LOTS/BLOCKS	LOTS	AREA
Single Detached Lots (20 m+) [Lots 1-21]:	21	4,436 ha
SWMP [Blk. 22]:		0.345 ha
Environmental Protection Lands [Blk 23]:		17.131 ha
Additional lands [Blk. 24]:		0.059 ha
Roads:		1.133 ha
Total:	21	23.104 ha



WESTON CONSULTING

Vaughan: 201 Millway Ave. Suite 19
Vaughan, Ontario L4K 5E8
T: 905.738.8080 F: 905.738.6637

Toronto: 260 Berrisley St.
Toronto, Ontario M5A 2X1
T: 416.640.9917 F: 905.738.6637

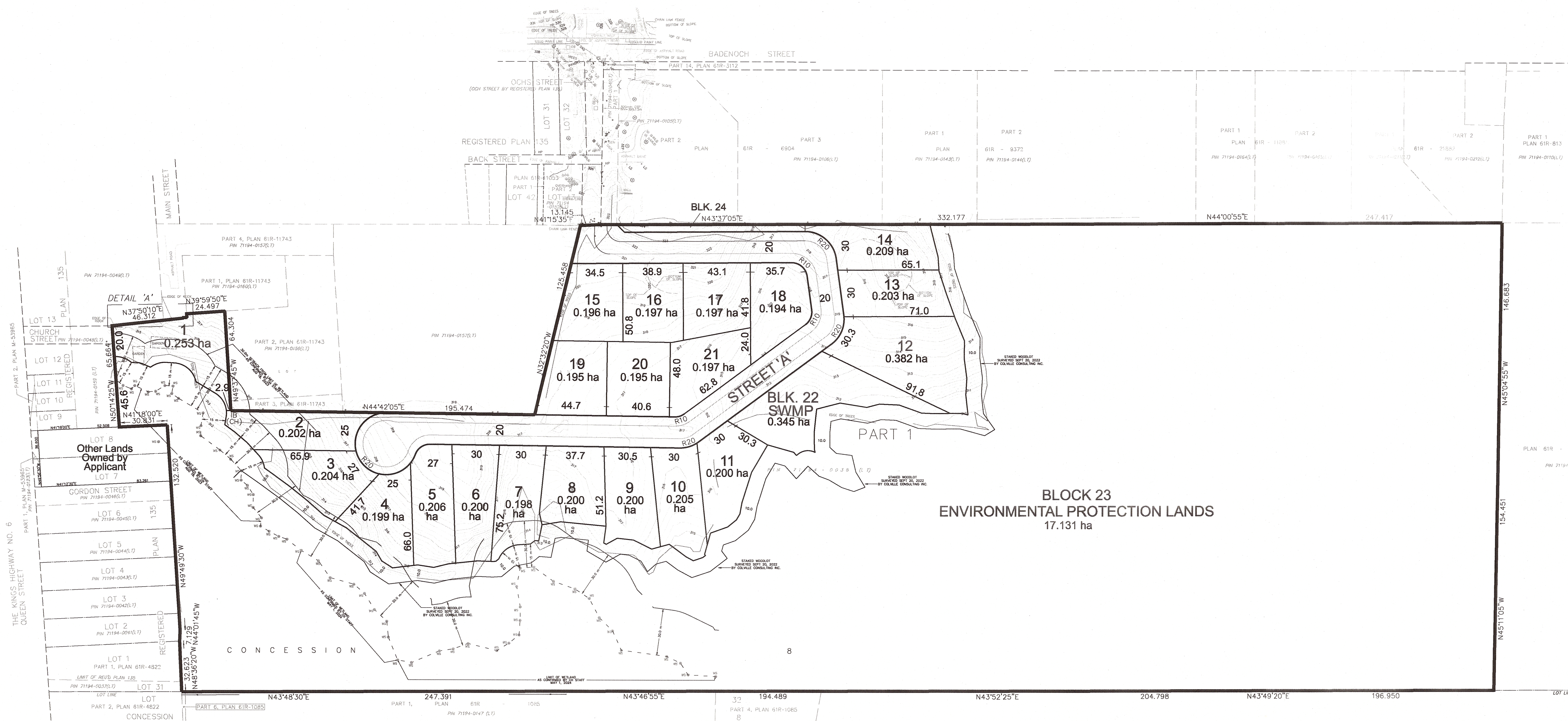
1-800.363.3558 westonconsulting.com

REVISIONS LIST

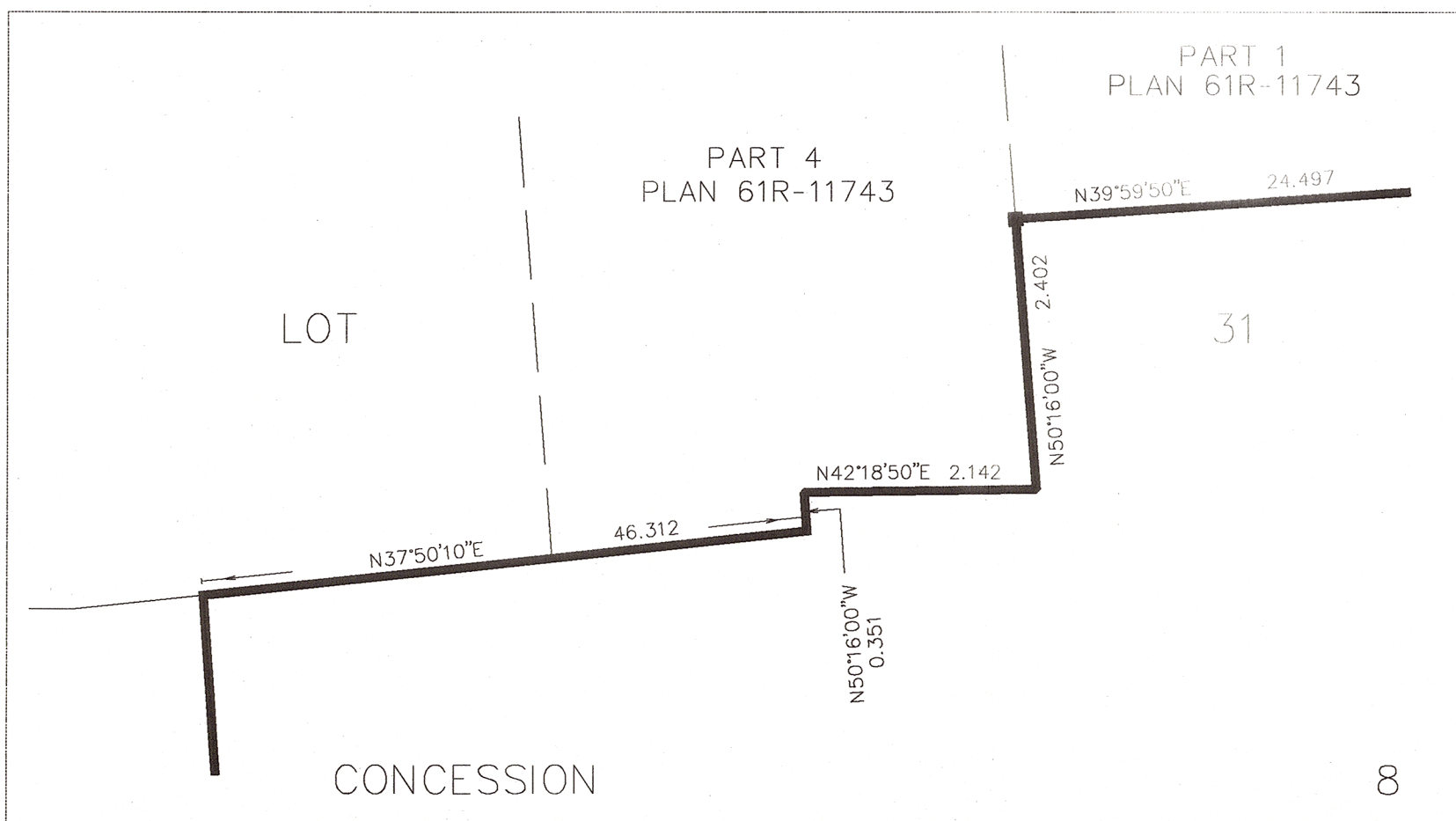
DATE	REVISION
03 SEP 2024	Revise survey text and Detail 'A'.
09 JUN 2024	Modify Lots 1-3,7 per 15m wetland setback. Outline/measure enhanced buffer area
14 MAY 2024	Update using new topo survey with 30m wetland setback. Modify SWM & Lots 1-14.
02 MAY 2024	Revise Lots 1-14 & SWM Block. Remove walkway and revise Lots 15-21
20 DEC 2023	Revise cul-de-sac to R=20 m & lots 3-5.
03 OCT 2023	Remove wetland limits by Colville Sept 20, 2022. Remove original edge of trees & staked limit. Insert Staked Woodlot Surveyed Sept 20, 2022 by Colville Consulting Inc.
20 SEP 2023	Remove old treeline, Regulated Limits. Update using 2023-09-11 topo file
15 SEP 2023	Revise ROW width to 20m & revert back to north-east access
23 FEB-11 APR 2023	Revise per topo plan. Revise per updated survey plan & survey text
14 DEC 2022	Revise SL B per grading plan (Crozier) & revise Lots 17-23
11 NOV 2022	Revise ROW width to 18 metres & design lots (min 0.2 ha)
20 OCT 2022	Update drawing using 2022-10-12 survey

File Number: 10779
Drawn By: SM
Planner: PT
Scale: 1:1500
CAD: 10040 Draft Plan D14 2024-09-03.dgn

Drawing Number: **D14**



DETAIL 'A'
NOT TO SCALE



INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	571 819.11	4 810 772.76
ORP (B)	572 189.46	4 811 593.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 900.588 N24°17'31"E

ZONING BY-LAW AMENDMENT to By-law 023/18

for

WDD Main Street Inc.
11 Main Street, Puslinch

Township Rezoning Application D14/____

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

**A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED,
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Sections 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. That Schedule "A" of By-law 023/18 is hereby amended by rezoning lands legally known as PT LOT 31, CONCESSION 8, TOWNSHIP OF PUSLINCH, AS IN RO722846 & MS8894; LOTS 7 & 8, PLAN 135, DONALD MCEDWARDS PORTION, NORTH OF QUEEN ST, SAVE AND EXCEPT MS53965; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER IS13908 & ROS585925; TOWNSHIP OF PUSLINCH, within the Township of Puslinch, and municipally referred to as 11 Main Street, from *Urban Residential (UR)*, *Future Development 2 (FD2)* and *Natural Environment (NE)* zone to *Urban Residential Site-Specific Special Provisions XX (UR-XX) ZONE*, *Urban Residential Site-Specific Special Provisions YY (UR-YY) ZONE* and *Natural Environmental (NE) ZONE* with an "*Environmental Protection (EP)*" overlay as shown on Schedule "A" of this By-law.
2. That Section 14 Site-Specific Special Provisions is amended by adding the following site-specific provision:

No.	Zone Designation	Permitted Uses	Prohibited Uses	Site Specific Special Provision
1	Urban Residential (UR-XX)	Single Detached Dwellings Additional Residential Unit (Attached Detached) Home Business and Private Home Daycare	N/A	Minimum Required Lot Area = 0.19 ha
2	Urban Residential (UR-YY)	Stormwater Management Facilities	N/A	Minimum Required Lot Area = 0.3 ha

3. That the subject land as shown on Schedule "A" to this By-Law shall be subject to all applicable regulations of Zoning By-Law 023/18, as amended.
4. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

Attachment 3 - Draft Zoning By-law Amendment

READ A FIRST AND SECOND TIME THIS _____ OF _____, 20__.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ OF _____ 20__.

MAYOR

CLERK

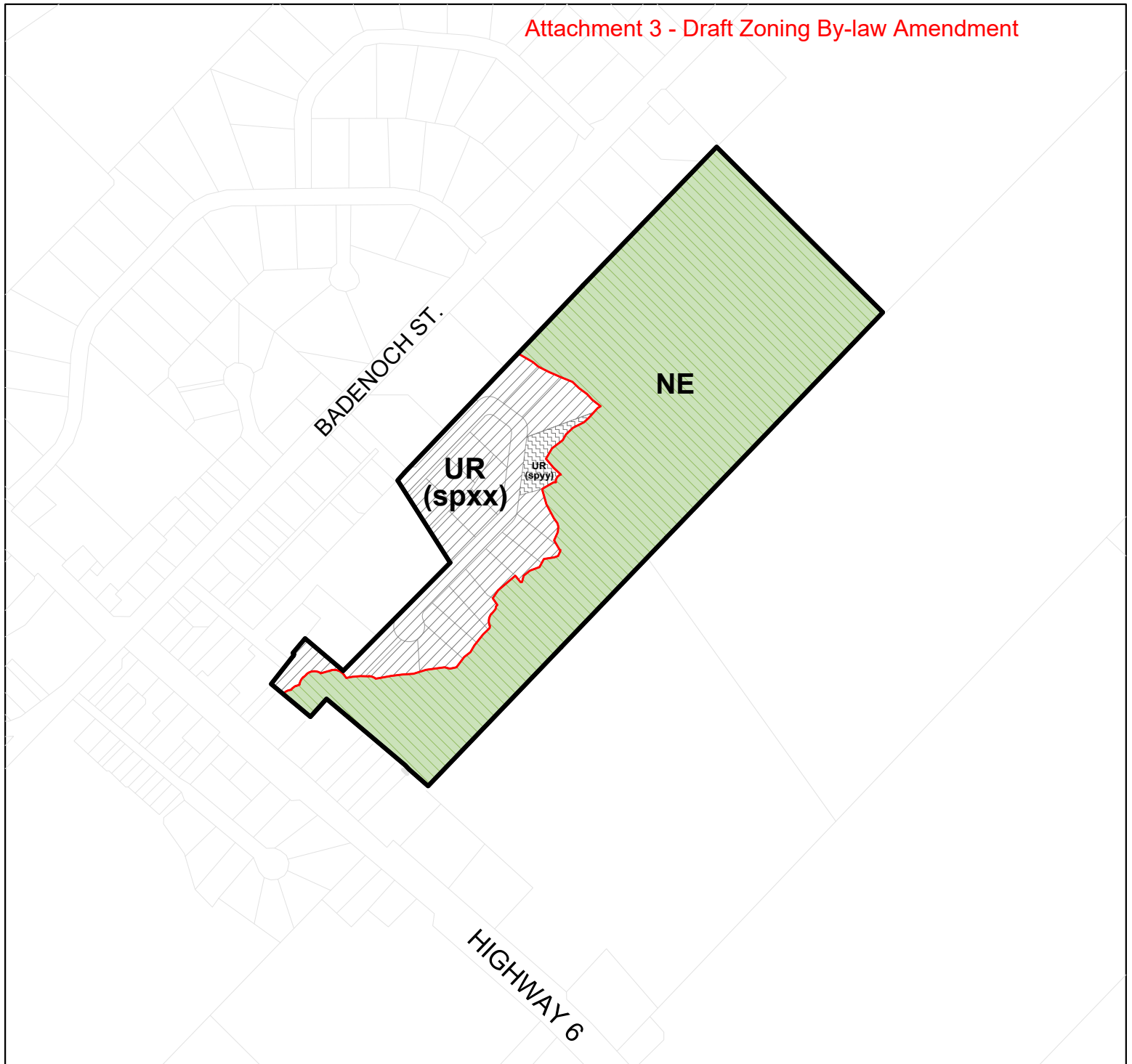
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. _____

By-law Number _____ amends the Township of Puslinch Zoning By-law 23/18 by rezoning PT LOT 31, CONCESSION 8 , TOWNSHIP OF PUSLINCH, AS IN RO722846 & MS88941 ; LOTS 7 & 8, PLAN 135 , DONALD MCEDEWARDS PORTION, NORTH OF QUEEN ST, SAVE AND EXCEPT MS53965 ; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER IS13908 & ROS585925 ; TOWNSHIP OF PUSLINCH, within the Township of Puslinch, and municipally referred to as 11 Main Street from *Urban Residential (UR)*, *Future Development 2 (FD2)* and *Natural Environment (NE)* zone to *Urban Residential Site-Specific Special Provisions XX (UR-XX)* zone, *Urban Residential (UR-YY)* zone and *Natural Environmental (NE)* zone with *Environmental Protection (EP)* overlay to permit a 21-lot residential subdivision and conserve the natural features.

The subject property is approximately 23.48 hectares (58.03 acres) in size and is currently vacant.

Within the County's Official Plan, the subject lands are designated as "Residential", "Greenlands" and "Core Greenlands" lands. The Residential designation permits a variety of housing types.



THIS IS "SCHEDULE A"
TO ZONING BY-LAW AMENDMENT NO. _____

-  Subject Lands
-  Environmental Protection Overlay
-  Natural Environment
-  Site Specific Exemption
-  Urban Residential (spxx)
-  Urban Residential (spyy)

0 125 250m



Attachment 4 - Correspondence from Township's Ecologist

From: [Jack Richard](#)
To: [Lynne Banks](#); [Planning](#)
Cc: [Justine Brotherston](#); [Jesse Auspitz](#); [Jeremy Tran](#)
Subject: Re: D14-WDD Main St. - EP Lands
Date: March 14, 2025 2:01:10 PM
Attachments: [WNqZfav8wqp1kDC9.png](#)
[E6l68tsFtj8WQt9.png](#)
[yUv0irzBENavYJGZ.png](#)

Hi Lynne,

Speaking strictly from the ecological perspective, some passive recreational uses should not amount to introducing any new impact on the woodland, particularly given that there already are some informal trails within the feature. In my mind this would be limited to things like trail walking, cross country skiing, nature observation, and that sort of thing. The use of any motorized recreational vehicle should not be allowed and I would not recommend mountain biking as that tends to result in additional trails being made or soil/erosion impacts.

If the applicant intended to formalize the trail system, additional information would need to be provided to evaluate the potential impacts to the woodland, watercourses and wetlands (depending on the trail layout) throughout that block. This would need to consider both construction impacts and future use impacts such as how increased use in the block by way of users venturing off-trail into sensitive areas (i.e., wetlands), allowing dogs off-leash, inadvertently introducing non-native species into the woodland, and things like that.

In certain cases we've recommended not establishing a formal trail system based on these increased uses/impacts, and also because whoever assumes ownership will have to carry the cost to maintain the trail surface, remove hazard trees, etc.

Overall I think we would just say that very limited, low-impact recreational uses could be considered, but would discourage anything that might result in the introduction of impacts to the woodland or hydrological features.

Hope that helps but let me know if you have any additional questions. Thanks,

Jack

Jack Richard M.F.C. R.P.F.
Terrestrial Biologist and Registered Professional Forester

Natural Resource Solutions Inc.
Proudly Indigenous-owned

415 Phillip Street, Unit C
Waterloo, ON N2L 3X2

(p) 519-725-2227 Ext. 435 (f) 519-725-2575

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Over 25 years of environmental consulting excellence

Attachment 4 - Correspondence from Township's Ecologist

On 3/14/2025 12:55 PM, Lynne Banks wrote:

Good Afternoon –

Further to the above matter, would you please advise what types of uses would be permitted on Block 23 (the EP lands), shown on the attached draft Plan of Subdivision, including whether passive recreational uses would be permitted?

If you can provide a response today, that would be greatly appreciated.

Thanks –

Lynne



<!--[if !vml]--><!--[endif]-->Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: Carly Seeley [REDACTED]
Sent: March 6, 2025 5:19 PM
To: Planning <planning@puslinch.ca>
Subject: WDD Morriston development

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

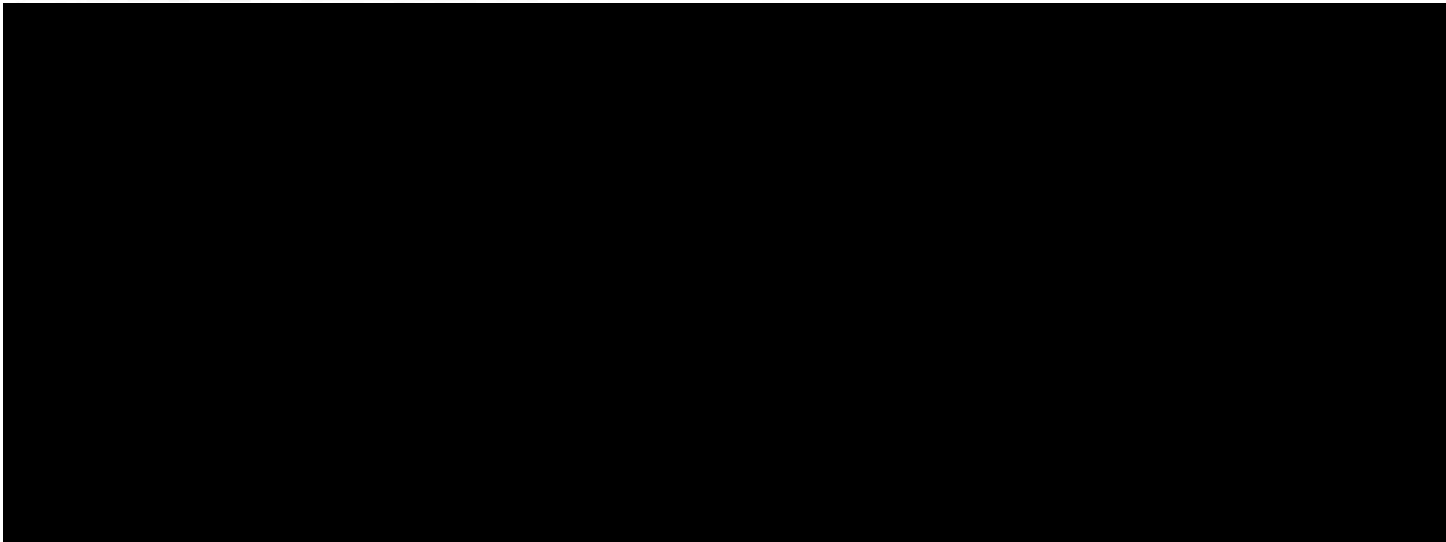
Hello,

I would like to submit my concerns for the development in Morriston.

- Light pollution due to large homes leaving lights on all night (dark sky by-law)
- Traffic study to considers every lot having ARU's as they are a right in the Township, ARU could be permitted at the building permit stage
- Approval of the subdivision by council with the entrance on Main Street not Back st. It is a MTO policy that is forcing the Township to take on new liability. Let the developer deal with MTO and getting a permit
- Upgrades to Back st if approval is for the entrance off Back/Badenoch . Back at is not suitable for 2 way traffic
- Salamander study
- Do not land lock NE zoned lands
- No commercial truck parking on roads or front yards
- Street parking on the new road leading into the development.
- Fence for retaining wall along our property at 24 Back street
- Mountable curbs for access to our lower garage
- Mail boxes inside the development boundaries

Thank you
Carly Seeley

Lynne Banks



From: Mathew Laing [REDACTED]
Sent: March 29, 2025 7:08 PM
To: Planning <planning@puslinch.ca>
Subject: File # D14/WDD

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Hello,

My name is Mathew Laing, owner of 47 Queen Street, Morriston. I am writing to provide my support for the proposed application.

I am hopeful that approval of such applications will provide much needed housing in the community but also continue to advance the Morriston Bypass project. The Morriston Bypass will alleviate traffic through our community, making for a much more enjoyable experience for the residents and businesses alike.

Thank you,
Mathew