



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 5, 2025 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
& IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_uJiLb-2fRRmzcdWaqx9Ow](https://us02web.zoom.us/webinar/register/WN_uJiLb-2fRRmzcdWaqx9Ow)

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 613 209 3054 Canada

+1 647 374 4685 Canada

Webinar ID: 891 3917 6198

Passcode: 442050

International numbers available: <https://us02web.zoom.us/j/kd9lamX9Wx>

## AGENDA

**DATE:** March 5, 2025

**PUBLIC INFORMATION MEETING:** 7:00 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 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 Application and Submissions (Posted separately due to website size limitations)

5.1.1.1 Pre-consultation submission and comment summary



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 5, 2025 PUBLIC INFORMATION MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
& IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

- 5.1.1.2 1<sup>st</sup> Submission and comment summary
- 5.1.1.3 2<sup>nd</sup> Submission and comment summary
- 5.1.1.4 3<sup>rd</sup> Submission and comment summary
- 5.1.1.5 4<sup>th</sup> Submission and comment summary
- 5.1.1.6 5<sup>th</sup> Submission and comments summary
- 5.1.2 Staff Public Meeting Report
- 5.1.3 Agency Comments – None
- 5.1.4 Written Public Comments

**6. Adjournment**



## **REPORT PD-2025-003**

---

TO: Mayor and Members of Council

PREPARED BY: Justine Brotherston, Interim Municipal Clerk

PRESENTED BY: Justine Brotherston, Interim Municipal Clerk

MEETING DATE: March 5, 2025

SUBJECT: 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

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: 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

## 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.

A Public Meeting is scheduled for March 5, 2025. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment Application D14-WDD be received for information.

## **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.

## **REPORTS AND STUDIES SUBMITTED**

---

In support of the Application, the following items were submitted:

- Zoning By-law Amendment Application prepared by Weston Consulting dated

March 1<sup>st</sup>, 2023;

- Draft Plan of Subdivision prepared by Weston Consulting, dated September 3, 2024;
- Draft Zoning By-law Amendment prepared by Weston Consulting;
- Planning Justification Report prepared by Weston Consulting, dated September 2024;
- PJR Addendum prepared by Weston Consulting, dated November 20, 2024;
- Nitrate Loading Impact Assessment prepared by Terraprobe, dated February 23, 2023;
- Geotechnical Investigation prepared by Terraprobe, dated October 3, 2022;
- Fluvial Geomorphological and Meander Belt Width Assessment prepared by GEO Morphix, dated February 17, 2023;
- Meander Belt Cover Letter prepared by GEO Morphix, dated December 21, 2023;
- Environmental Impact Study prepared by Colville Consulting Inc., dated August 2024;
- Environmental Impact Study Addendum Letter prepared by Colville Consulting Inc., dated November 14, 2024;
- Tree Preservation Plan prepared by Colville Consulting Inc., dated August 23<sup>rd</sup>, 2024;
- Functional Servicing & Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc., dated December 2024;
- Civil Drawing Package prepared by C.F. Crozier & Associates Inc., dated December 20, 2024;
- Servicing Review Letter for Additional Residential Units and Home-Based Businesses prepared by C.F. Crozier & Associates Inc., dated November 15, 2024;
- Legal Survey prepared by J.D Barnes, dated September 20, 2022;
- Topography Survey prepared by J.D Barnes, dated September 16, 2022;
- Traffic Impact Study prepared by GHD Limited, dated June 28, 2024;

- Traffic Review Letter for Additional Residential Units and Home-Based Businesses prepared by GHD, dated November 13, 2024;
- Stage 2 Archeological Property Assessment prepared by AMICK Consultants Limited, dated February 12, 2023;
- Phase One Environmental Site Assessment prepared by Niagara Soils Solutions LTD., dated August 14, 2024;
- Hydrogeological Assessment prepared by Terraprobe, dated February 23, 2023;
- Hydrogeological Assessment Addendum prepared by Terraprobe, dated December 21, 2023;
- Hydrogeological Assessment prepared by Englobe, dated August 28, 2024;
- Hydrogeologist Response Letters prepared by Englobe, dated August 28, 2024 and December 20, 2024;
- Hydrogeological Letter – Results of Test Well Drilling and Aquifer Testing (includes Test Well Results) prepared by Englobe, dated November 19, 2024;
- Hydrogeological Letter for Additional Residential Units and Home-Based Businesses prepared by Englobe, dated November 19, 2024;
- Letter Response to Wellington Hydrogeology Comments prepared by Englobe, dated December 20, 2024;
- Comment Response Matrixes prepared by Weston Consulting, dated September, 2024, November 24, 2024 and January 2025;

## **POLICY AND LEGISLATIVE FRAMEWORK**

---

### ***Planning Act, R.S.O. 1990, c. P.13***

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

## Provincial and County Policies

The Subject Lands are within a Rural Settlement Area as per the Provincial Planning Statement, 2024 (the “PPS”), and are identified as Towns/Villages as per Appendix II of the Greenbelt Plan. The Subject Lands are within a Secondary Urban Centre as per Schedule A7: Puslinch (Land Use), designated Residential, Core Greenlands and Greenlands Systems as per Schedule B7-2: Morriston (Land Use), and designated Settlement Areas (Towns and Villages) as per Schedule B7-3: Puslinch Greenbelt of the Wellington County Official Plan (County OP).

The following policies apply:

### **Provincial Planning Statement (2024)**

#### **2.1 Planning for People and Homes**

*6. Planning authorities should support the achievement of complete communities by:*

*a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

#### **2.2 Housing**

*1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

*b) permitting and facilitating:*

*1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

*c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and...*

### 2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
  - a) efficiently use land and resources;
  - b) optimize existing and planned infrastructure and public service facilities;
3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

### 2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:
  - c) accommodating an appropriate range and mix of housing in rural settlement areas;
  - g) conserving biodiversity and considering the ecological benefits provided by nature;
2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

### 3.6 Sewage, Water and Stormwater

1. Planning for sewage and water services shall:
  - b) ensure that these services are provided in a manner that:
    1. can be sustained by the water resources upon which such services rely;

- 2. is feasible and financially viable over their life cycle;*
  - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and*
  - 4. aligns with comprehensive municipal planning for these services, where applicable.*
- c) promote water and energy conservation and efficiency;*
  - d) integrate servicing and land use considerations at all stages of the planning process;*
- 4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts...*

#### 4.1 Natural Heritage

- 1. Natural features and areas shall be protected for the long term.*
- 4. Development and site alteration shall not be permitted in:
 
  - a) significant wetlands in Ecoregions 5E, 6E and 7E1;**
- 5. Development and site alteration shall not be permitted in:
 
  - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- 8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

#### 4.2 Water

- 1. Planning Authorities shall protect, improve or restore the quality and quantity of water by:*

*b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*

## 5.2 Natural Hazards

2. Development shall generally be directed to areas outside of:

*b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards...*

## Section 8: Definitions

Negative Impacts is defined as follows:

*a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;*

*d) in regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities...*

## Greenbelt Plan (2017)

### 1.4.1 General

*A reference in this Plan to the PPS is a reference to the Provincial Policy Statement, 2020 as it read immediately before it was revoked and a reference in this Plan to the Growth Plan is a reference to the Growth Plan for the Greater Golden Horseshoe 2019 as it read immediately before it was revoked.*

### 3.4.3 Town Village Policies

*For lands within Towns/Villages in the Protected Countryside, the following policies shall apply:*

*1. Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.*



## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

### **2.2.1 Managing Growth**

*2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:*

*b) growth will be limited in settlement areas that:*

- i. are rural settlements;*
- ii. Are not serviced by existing or planned municipal water and wastewater systems; or*
- iii. Are in the Greenbelt Area;*

*c) within settlement areas, growth will be focused in:*

- i. delineated built-up areas;*

### **2.2.6 Housing**

*1. Upper-and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*

*a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*

- i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*

### **2.2.9 Rural Areas**

*6. New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.*

## **County of Wellington Official Plan (Last Updated July 2024)**

### **3.3 Guiding Growth**

*Wellington has the following objectives for growth:*

- to encourage growth in primary and secondary urban centres;
- to support the achievement of complete communities in primary and secondary urban centres and hamlets.

### 3.4 Servicing Growth

*...Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas.*

### 4.4 Housing

#### 4.4.2 Variety

*...New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

#### 4.4.3 Residential Intensification

*This Plan contains policies encouraging residential intensification in primary urban centres. The strategic approach to residential intensification intends to retain small town character and revitalize downtown areas which includes:*

- e) encouraging modest residential intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;*

### 5.4 Core Greenlands

#### 5.4.1 Wetlands

*All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.*

### 5.4.3 Hazardous Land

*The Core Greenlands designation includes areas subject to flooding hazards and erosion hazards and hazardous sites that could be unsafe for development or site alteration due to naturally occurring hazards like organic soils or unstable bedrock conditions. Generally development shall be directed away from areas in which conditions exist which would pose risks to public health and safety or property caused by natural hazards.*

## 5.5 Greenlands

*Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts. These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.*

### 5.5.3 Streams and Valleylands

*Streams and valleylands are included in the Greenlands system. All streams and valleylands will be protected from development or site alterations which would negatively impact on the stream or valley-land or their ecological functions.*

### 5.5.4 Woodlands

*In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system. Woodlands of this size are important due to their contribution to the amount of forest cover on the County landscape. Exceptions may include a plantation established and continuously managed for the sole purpose of complete removal at rotation without a reforestation objective, as demonstrated with documentation acceptable to the County.*

*Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition. Significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged and tree removal shall be subject to the Wellington County Forest Conservation By-law.*

*Smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected.*

## 5.6 Development Control

### 5.6.1 Permitted Uses

*Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements.*

*In other Core Greenlands areas, and in Greenlands areas, permitted uses and activities may include:*

- b) existing uses;*
- c) conservation;*
- d) forestry;*
- f) open space; and*
- g) passive recreation.*

*Other uses permitted in the applicable adjacent or underlying designations may be permitted.*

### 5.6.2 Development Impacts

*Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:*

- a) identify the nature of the features potentially impacted by the development;*
- b) prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

*No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.*

### 5.6.3 Adjacent Lands

*For the purposes of this section of the Plan, adjacent lands are considered to be:*

*a) lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valleylands, and significant woodlands.*

*c) lands within 30 metres of all other Core Greenlands and Greenland areas.*

## 6.10 Secondary Urban Centers

### 6.10.2 Permitted Uses

*Secondary urban centres are expected to provide a range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where appropriate services are provided.*

### 6.10.3 Services

*Sewage and water services will be provided in accordance with Section 11.2 of this Plan. Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.*

### 6.10.6 Residential Uses

*Secondary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.*

*The County will plan for a diverse range and mix of housing options, densities, and unit sizes appropriate for private or communal sewage and water services.*

## Part 8 Detailed Primary and Secondary Urban Centre Policies

### 8.3 Residential

#### 8.3.3 Permitted Uses

*The predominant use of land in those areas designated RESIDENTIAL on Schedule B of the Plan shall be residential development. A variety of housing types shall be allowed, from detached and semi-detached dwellings to townhouses and apartments, among other housing forms, subject to the policies of this Plan.*

*In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the RESIDENTIAL designation subject to the appropriate Zoning By-law regulations and the policies of the Official Plan.*

### *8.3.4 Low-Density Development*

*This plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semi detached or duplex dwelling units or a combination of any of the above.*

## 9.9 Greenbelt Policies

### 9.9.7 Settlement Areas

*For lands within Towns/Villages, the following policies shall apply:*

*b) Municipalities are encouraged to continue efforts to support the long term vitality of these settlements through appropriate planning and economic development approaches which seek to maintain, intensify and/or revitalize these communities. This includes modest growth that is compatible with the long-term role of these settlements as part of the Protected Countryside and the capacity to provide locally based sewage and water services.*

## 11.2.3 Servicing Options Assessment

*Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:*

- *assess site and soil suitability and the viability of all reasonable servicing options;*
- *recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the onsite services;*
- *assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.*

## 13.3 Zoning By-laws

*Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.*

### **Zoning By-law 023-18**

According to Map A-5 of the Puslinch Zoning By-law the Subject Lands are zoned Urban Residential Zone (UR), Future Development 2 Zone (FD2) and Natural Environment Zone (NE) with an Environment Protection Overlay. The proposed Zoning By-law Amendment included as Attachment 3 would rezone the Subject Lands to an Urban Residential Site-Specific Zone (UR(spXX)), an Urban Residential Site-Specific Zone (UR(spYY)) and Natural Environment Zone (NE) with an environmental protection overlay.

The following table lists the zone categories proposed, corresponding blocks and lots on the Draft Plan of Subdivision, proposed permitted uses, and site-specific provisions for each of the zones:

**Table 1: Proposed Permitted Uses**

<b>Zone Category</b>	<b>Draft Plan of Subdivision</b>	<b>Permitted Uses</b>	<b>Site Specific Special Provision</b>
Urban Residential (UR-XX)	Lots 1 – 21	Single Detached Dwellings Home Business Private Home Daycare	Minimum Required Lot Area = 0.19 ha (reduced from 0.4 ha)
Urban Residential (UR-YY)	Block 22	Stormwater Management Facilities	Minimum Required Lot Area = 0.3 ha (reduced from 0.4 ha)
Natural Environment Zone (NE)	Block 23	Conservation use (as per the Township Zoning By-law)	

Additional Residential Units were contemplated as part of the original application for the Urban Residential Site-Specific Zone (UR-XX). This request has since been removed but is not yet reflected on the draft By-law.

The extent of the proposed UR(spYY) Zone corresponds to Block 22 being the Stormwater Management Block on the Draft Plan of Subdivision (Attachment 2). The



Applicant indicated their intent to convey this Block to the Township gratuitously through the Plan of Subdivision process.

Block 23 on the Draft Plan of Subdivision is proposed to be zoned Natural Environment Zone (NE). The Applicant also proposes to amend the existing Environmental Protection Overlay on the Subject Lands to match the extent of Block 23. It is noted that Block 23 does not have frontage on any existing or proposed public road. The Applicant also indicated their intent to convey this Block to the Township gratuitously through the Plan of Subdivision process.

Lastly, the westernmost portion of the Subject Lands, fronting onto Highway 6 and corresponding to “Other Lands Owned by Applicant” on the Draft Plan of Subdivision (Attachment 2), is not part of the Application. There is no proposed change to its current zoning.

## REVIEW COMMENTS

---

### Township Comments:

NPG Planning Solutions – NPG is working with the Applicant, Township staff and Township’s consultants to address matters related to home businesses and the ownership of Block 23 (natural environment block).

Wellington Hydrogeology - No outstanding concerns. Technical comments related including those related to well disinfection after drilling, usage of upper bedrock aquifers vs lower bedrock aquifers, septic system maintenance requirements, etc. will be addressed through conditions of Draft Plan approval.

GEI Consultants – No outstanding concerns. Technical comments will be addressed through conditions of Draft Plan approval and detailed design.

NRSI – No comments outstanding concerns. Technical comments will be addressed through conditions of Draft Plan approval.

Building – No comments.

Fire and Rescue Services – Additional details were requested regarding fire protection water supply/ location/size of tanks, connection types, etc. Additional details have been included on the Civil engineering Drawing Package. This information is being reviewed by the Township’s Fire and Rescue Service Department.

Public Works, Parks and Facilities – No comments.

By-law enforcement – No comments.

Traffic (Salvini Consulting Inc.) – No outstanding concerns.



Planning and Development Advisory Committee – The Committee supports this application and has provided comments and questions regarding the following matters:

- Development Standards;
- Additional Residential Units & Home businesses
- Environmental Considerations
- Housing & Density
- Transportation & Walkability
- Public Spaces & Amenities
- Economic & Fiscal Impact
- Community Input & Stakeholder Engagement

These comments are being considered as part of the on-going review of this Planning Application and the application for Draft Plan of Subdivision.

**County Comments:** No outstanding concerns. The County will provide comments through the Draft Plan of Subdivision application.

**Agency Comments:**

Conservation Halton – No outstanding concerns. Technical comments will be addressed through conditions of Draft Plan approval.

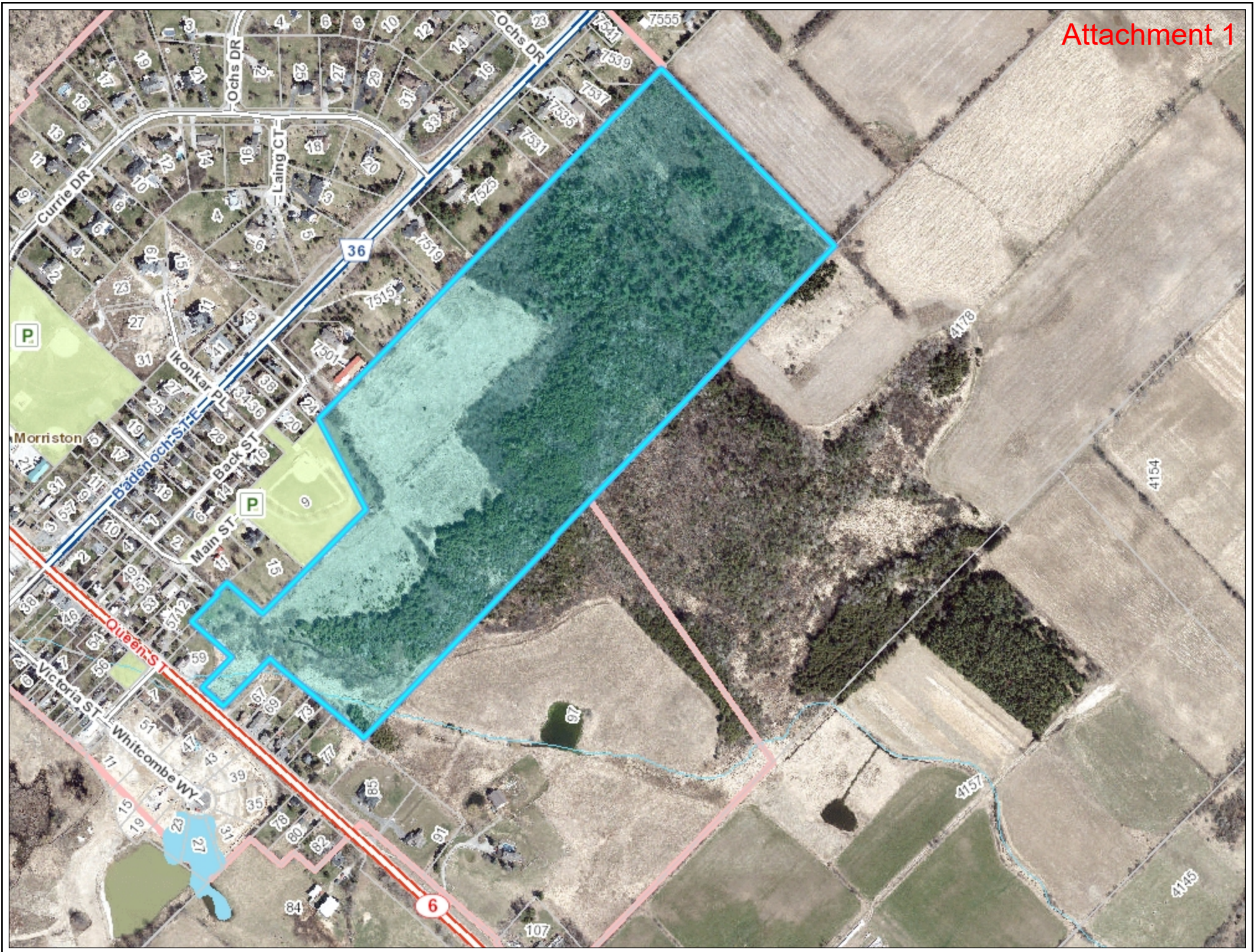
MTO – No outstanding concerns. Conditions pertaining to the Draft Plan of Subdivision are included regarding the requirements for a TIS addressing impacts on Highway 6 and Badenoch Street and stormwater management.

**NEXT STEPS**

---

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



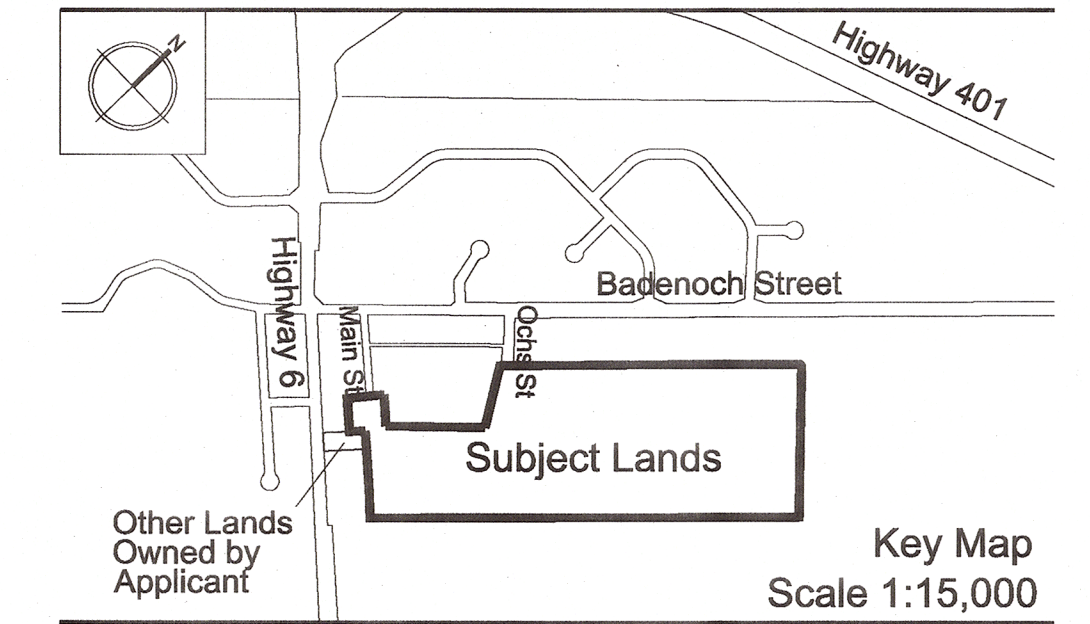




### DRAFT PLAN OF SUBDIVISION

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  
499 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
<b>Total:</b>	<b>21</b>	<b>23.104 ha</b>

#### SCALE



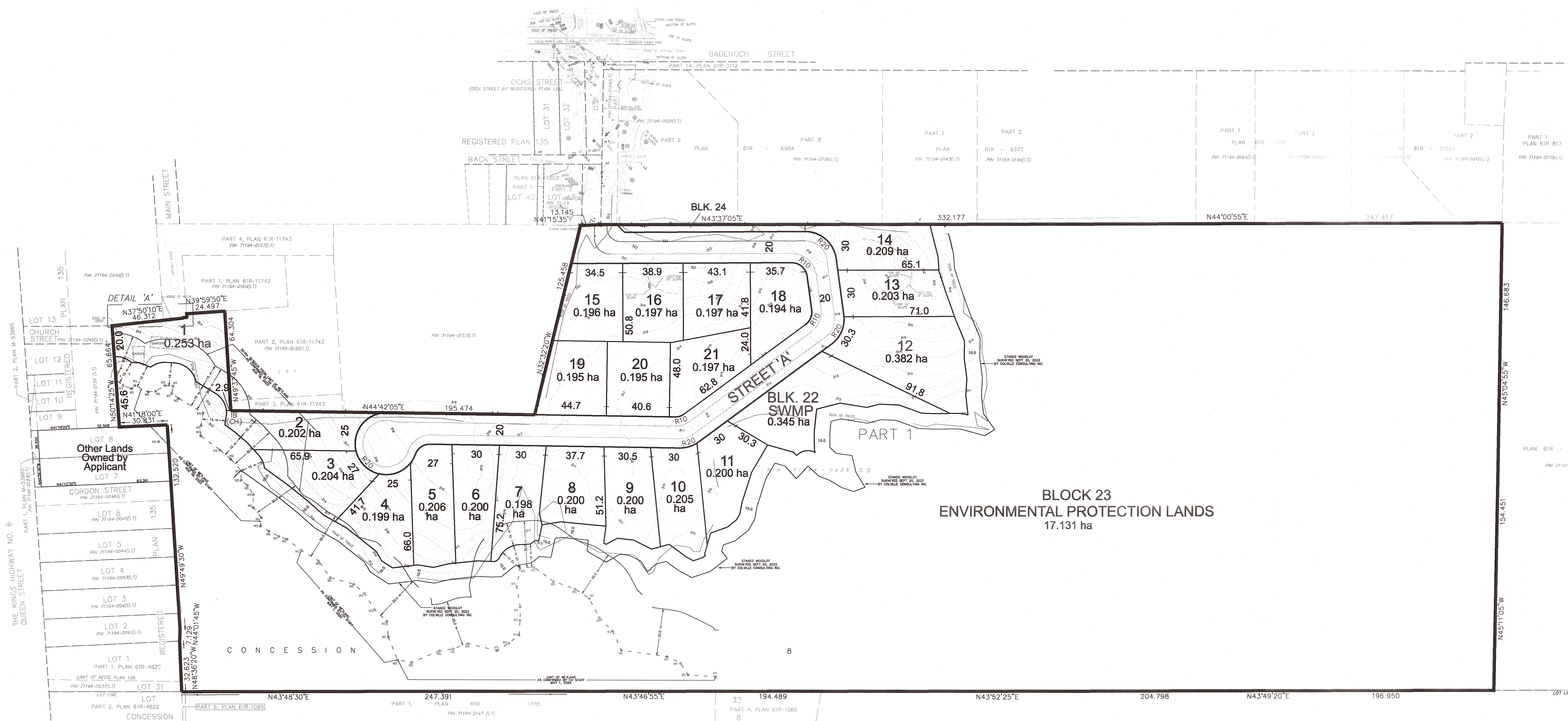
Vaughan: 201 Millway Ave. Suite 19  
Vaughan, Ontario L4K 5G8  
T: 905.738.8080 F: 905.738.6637  
Toronto: 268 Bantley St.  
Toronto, Ontario M5A 2X1  
T: 416.640.9917 F: 905.738.6637

1-800-363-3558 westonconsulting.com

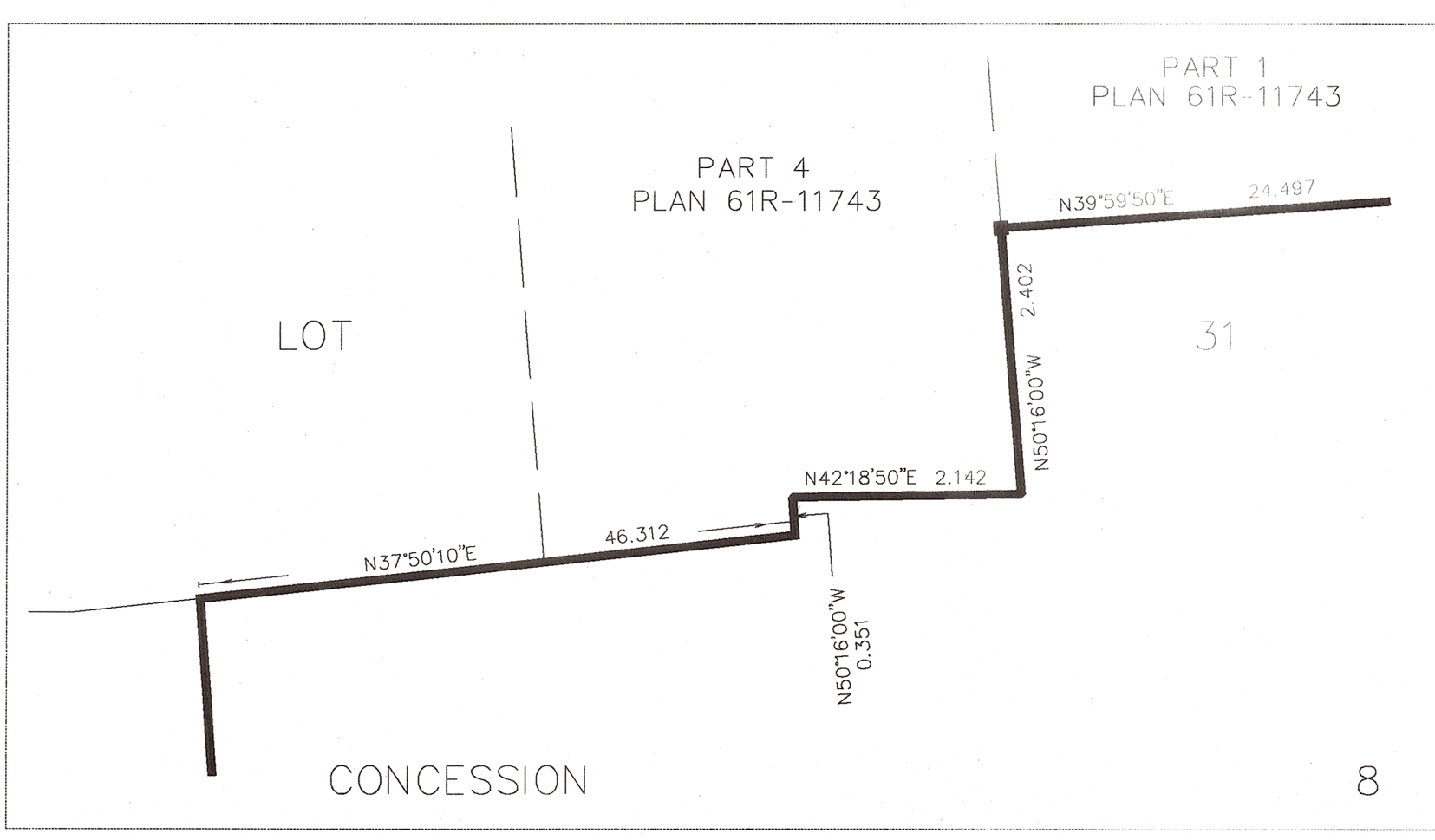
#### REVISIONS LIST

DATE	DESCRIPTION
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

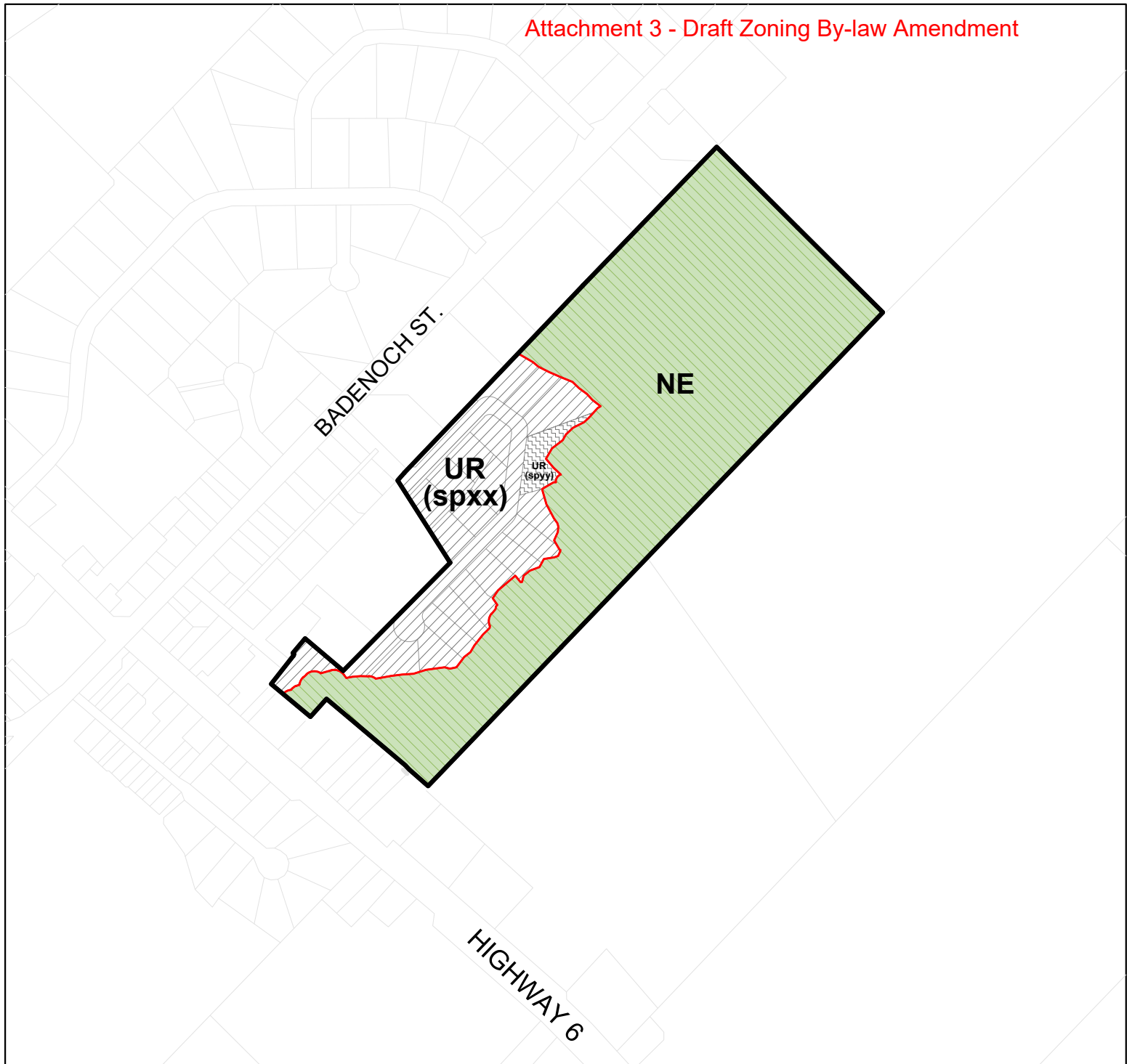
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

**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





[REDACTED]

**From:** Catherine McNabb [REDACTED]  
**Sent:** Tuesday, December 5, 2023 9:09 AM  
**To:** Admin <admin@puslinch.ca>; Services <services@puslinch.ca>  
**Cc:** Hans Juergensen [REDACTED]; Mike DeJonge [REDACTED]; Lucy DeJonge [REDACTED]  
**Subject:** Questions Regarding File #23T-23002

To Puslinch Council and Staff:

We are writing to ask for information concerning the proposed development south of Back Street in Morriston (File # 23T-23002).

Signage went up in the spring about this development and we have called a couple of times asking for further information. We were told that there is nothing to share yet, as the development is still in the planning phase. However, we have since observed work crews on our properties marking trees, taking measurements, and painting lines. So, while this project is still in the planning phase, and before it gets too late to have some input, we would like your thoughts on the following:

Our understanding is that the proposed access to the development would be from the right of way at the southeast corner of Back Street, and the main routing into the subdivision would be from the corner of Back Street and Badenoch Street. We have concerns for the following reasons:

- That is a very dangerous corner due to the hill, the poor sight lines, and the speed of traffic entering and exiting the village on Badenoch Street. Removing the retaining wall at that corner will do nothing to change the hill. You just cannot see the intersection in time to react if traffic is trying to exit Back Street. We have lived at this corner for over 20 years and have seen accidents, close calls, and numerous unsuccessful attempts to slow the traffic down. Adding more traffic to the corner will not help anything.
- The short north-south section of Back Street can barely accommodate two way traffic, but the existing east-west section cannot. With 23 more homes behind Back Street there will certainly be two way traffic along that stretch, with cars trying to access Badenoch Street from Main Street or Back Street every day.
- Traffic is already extremely congested along Badenoch Street at rush hour, and any time there is a problem on the 401. We have witnessed multiple times that when the 401 west bound is plugged, Badenoch street becomes the alternate west bound route. Then traffic backs up from the Badenoch / Highway 6 stop light all the way well east of Morriston. Putting the primary access to these new homes off of this street would be disasterous.
- The nature of the existing Back Street community, including the beautiful Old Morriston Ball Park, will be permanently altered. The small laneways around which this neighborhood is built will become busy and dangerous commuter streets. The Morriston Ball Park is well known as one of the most beautiful and quaint ball parks in the entire County. It would be a shame to lose that charm if other possibilities are available.

We strongly urge Puslinch staff and council to ask the developer of the new subdivision to work with MTO and the current provincial government to create access to the subdivision off of the existing easement on Highway 6. Stoplights could be placed on Highway 6 at that point, and the entrances from Back Street and Main Street could be used as pedestrian access so the new residents could enjoy the community as those who live here now do.

This community should be planned for the future, not the short term. Ideally, this whole development would be worked in together with the long promised Morriston Bypass, the delay of which has been a source of frustration for most of us. However, we understand that in the interim there are traffic calming measures for that stretch of Highway 6 that were approved by the MTO, the County, and Puslinch Council in 2014. Could this all be worked on together? Could a visionary

plan be made so that an entrance to the subdivision is off of the highway instead of a sidestreet? We believe that the developer will have more clout with the MTO and the government than anyone else.

Please do not view this as a NIMBY message. We understand that development is inevitable, and would just like to make sure our concerns are heard in order that this proceed in the safest and most advantageous way possible for the long term benefit of all the residents of Morriston and Puslinch Township.

We look forward to your response,

Cathy McNabb and Hans Juergensen  
40 Badenoch Street, Morriston, ON N0B 2C0

Mike and Lucy deJonge  
7501 Wellington Rd. 36, Puslinch, ON N0B 2C0

[Redacted]

[Redacted]



[Redacted]

**From:** Meagan Ferris <meaganf@wellington.ca>  
**Sent:** Friday, February 07, 2025 10:02 AM  
**To:** Carly Seeley <[Redacted]>  
**Cc:** Courtenay Hoytfox <choytfox@puslinch.ca>; Justine Brotherston <jbrotherston@puslinch.ca>; Jesse Auspitz <jauspitz@npgsolutions.ca>  
**Subject:** RE: Morriston subdivision access

Caution! This message was sent from outside your organization. [Allow sender](#) | [Block sender](#) | [Report](#)

Hi Carly:

Thank you for sending in these comments regarding County File # 23T-23002. This email serves to confirm these comments are received and they will included in our records for this file.

Just a couple of items to note – the County along with the Township of Puslinch will be reviewing the access; an Environmental Impact Study has been submitted and will be reviewed; at this time it is unclear if the environmental block is intended to be conveyed to the Township or remain in public ownership; and at this time the proposal is for a municipal/public road. Regarding the mailboxes, the County typically received requirements from Canada Post about their mailbox locations and its something the developer will work with them on.

A couple of the items you noted (housing height, lighting, parking etc.) are detailed design or zoning by-law items. I've cc'd Township staff and their Planning Consultant so they are aware of your comments and can also consider them in their review process.

Regards,

**Meagan Ferris, RPP MCIP**  
Manager of Planning and Environment  
County of Wellington Planning & Development  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2120  
E [meaganf@wellington.ca](mailto:meaganf@wellington.ca)

**From:** Carly Seeley <[Redacted]>  
**Sent:** Tuesday, February 4, 2025 7:14 AM

To: Meagan Ferris <[meaganf@wellington.ca](mailto:meaganf@wellington.ca)>

Subject: Morriston subdivision access

**CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.**

Hello Meagan,

I am writing to bring to your attention our concerns with the proposed development identified as Main St proposal in Morriston.

- Access shall be off of Main St. not Back St. as proposed. This access is only being proposed due to an MTO policy that prohibits new access within a prescribed distance of Highway 6. The access off Back St. has terrible sightlines at County Rd. 36 and will require the Township to assume more risk than if the access were at Main St. It is recommended the application NOT be approved until such time the applicant receives clearance from the MTO, again this is a policy, not legislation the MTO is enforcing
- Back St. is not suitable for 2 way traffic, if access is provided off Back St, this will cause traffic conflicts. Back St. needs to be upgraded from Main St east to its termination at Badenoch, to Municipal standards if access is NOT relocated to Main st. There is a blind hill on Back st that two way traffic is already problematic
- We discovered a salamander in our pool last fall, we took photos and reported it to MNR. We request an environmental impact study that incorporates impacts to Jefferson salamander. The one we discovered may not have been a Jefferson, however the habitat on the proposed property is identified as habitat for Jefferson salamanders. It is also our understanding that study is required to determine if cross breeding is occurring between spotted and Jefferson salamanders
- Proposal excludes the remainder of the community from accessing the balance of the undeveloped property. Currently there is a trail system through the forest for hiking and snowmobiling in the winter, land locking the balance of the property is not supported, an easement and trails system shall be created to ensure access to the natural areas.
- height restriction to preserve the horizon view of existing homes
- zoning restriction for lighting. New large estate homes tend to leave all of their dozens of exterior lights on all night, ruining the County living experience we experience ( dark sky by-law)
- no commercial vehicle parking on the roads or front yards
- Mail box to be installed within the new development to prevent traffic on Back st
- No condominium corps that own the road, public shall have access to walk the roads or the nature areas on of the property

I hope you will consider these requests. Thank you for taking the time to read this email.

Sincerely,  
Carly Seeley

“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.”

-----Original Message-----

From: Meagan Ferris <meaganf@wellington.ca>

Sent: Friday, February 07, 2025 10:08 AM

To: [REDACTED]

Cc: Courtenay Hoytfox <choytfox@puslinch.ca>; Justine Brotherston <jbrotherston@puslinch.ca>; Jesse Auspitz <jauspitz@npgsolutions.ca>

Subject: FW: Proposed Main St development

Caution! This message was sent from outside your organization.

Hi Mike and Lucy

Thank you for sending in these comments regarding County File # 23T-23002. This email serves to confirm these comments are received and they will be included in our records for this file.

Unfortunately through discussions with the Ministry of Transportation, direct entrance to Hwy 6/Queen Street, is not a viable option at this time. The County (including County Roads) and the Township are collectively reviewing the proposal to ensure there is safe access and sight lines that meets appropriate standards. Items related to photometrics/lighting tends to be considered as part of the detailed engineering phase of a subdivision and at this time it is unclear if the environmental block is intended to be conveyed to the Township or remain in private ownership.

I've cc'd Township staff and their Planning Consultant so they are also aware of your comments and can also consider them in their review process.

Regards,

Meagan Ferris, RPP MCIP  
Manager of Planning and Environment  
County of Wellington Planning & Development  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2120  
E meaganf@wellington.ca

-----Original Message-----

From: Lucy Dejonge [REDACTED]

Sent: Thursday, February 6, 2025 7:55 AM

To: Meagan Ferris <meaganf@wellington.ca>

Subject: Proposed Main St development

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Good morning Meagan

We are writing to you to address some concerns about the proposed development on Main Street in Morriston .

Our primary concern is the access to the property. It appears that they want to enter via Back street which would be a dangerous spot. Just turning into Badenoch street now is already hazardous because the on coming traffic is not visible till the last moment due to the elevation of the road.

Also the increase in traffic from the new subdivision would be a danger to Main Street and Back street. There is currently no safe room for two way traffic. To widen those roads would be infringing on the property of current homeowners.

The safest way to enter this property would be to enter off of Hwy 6. Since it appears the hwy 6 bypass is proceeding would this not be the better solution? I believe the applicant should pursue the MTO in this matter.

We are also concerned that these big homes will have exterior lighting on all night and take away from the "country living" in our town of Morriston.

We would like to see the nature trails and walkways preserved so that all of the towns folk can continue walking in this area.

Mike and Lucy deJonge

Sent from my iPad

"This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately."

[Redacted]

[Redacted]

[Redacted]

-----Original Message-----

From: Meagan Ferris <meaganf@wellington.ca>  
Sent: Monday, February 3, 2025 2:48 PM  
To: Hans Juergensen [Redacted]  
Cc: Courtenay Hoytfox <choytfox@puslinch.ca>; Cathy McNabb [Redacted]  
Subject: RE: Morriston subdivision

Caution! This message was sent from outside your organization.

Hi Hans:

I am confirming receipt of your comments on County Subdivision File 23T-23002. We will include them in our records.

Unfortunately through discussions with the Ministry of Transportation, direct entrance to Hwy 6/Queen Street, is not a viable option at this time. The County (including County Roads) and the Township are collectively reviewing the proposal to, in part, ensure there is safe access and sight lines that meets appropriate standards.

Regards,

Meagan Ferris, RPP MCIP  
Manager of Planning and Environment  
County of Wellington Planning & Development  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2120  
E meaganf@wellington.ca

-----Original Message-----

From: Hans Juergensen [Redacted]  
Sent: Sunday, February 2, 2025 8:17 AM  
To: Meagan Ferris <meaganf@wellington.ca>  
Cc: choytfox@puslinch.ca; Cathy McNabb [Redacted]  
Subject: Morriston subdivision

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hello:

My name is Hans Juergensen and I live at 40 Badenoch Street in Morriston Ontario.  
The proposed subdivision is considering using the very narrow " Back Street" that runs south of Badenoch street to access the proposed subdivision sight.  
I would like to be informed of the plans and the access to this area.  
I have very strong concerns about the best way to access this potential subdivision sight.  
This is not just another NIMBY letter. I understand that housing is needed and it is inevitable that communities grow.  
My concern is, the very questionable access point due to the hill just west of the intersection of Badenoch and Back streets. There is a blind spot that has caused previous accidents. Every day, it is a challenge trying to turn onto Badenoch street from Back street due to these blocked sight lines. Even if you remove the retaining wall on the south side of Badenoch street to improve visibility, the hill is still a danger. The traffic flow from the proposed subdivision being forced northward onto Back street from the subdivision to Badenoch street, then most vehicles turning left to access highway 6 is the creation of a bottleneck.  
Is there a better, safer way?

Since the Morriston Bypass is going to have to be built at some point, God knows when, the far safer and most direct access would be to have the access road run straight west to highway 6. Morriston. Even if the bypass is delayed this would temper the traffic flow through the village of Morriston. This subdivision will eventually grow much bigger than what is proposed now. Let's build with the future in mind and create an access that can handle expansion when the time comes. Once the bypass is built and highway 6 is a quieter road, a traffic circle accommodating this new community would make much more sense. Thank you for your consideration in this matter.

Hans Juergensen [REDACTED]

Sent from my iPad

"This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately."