

11 MAIN STREET  
TOWNSHIP OF PUSLINCH (MORRISTON)

March 5, 2025

WESTON  
CONSULTING



# PUBLIC MEETING

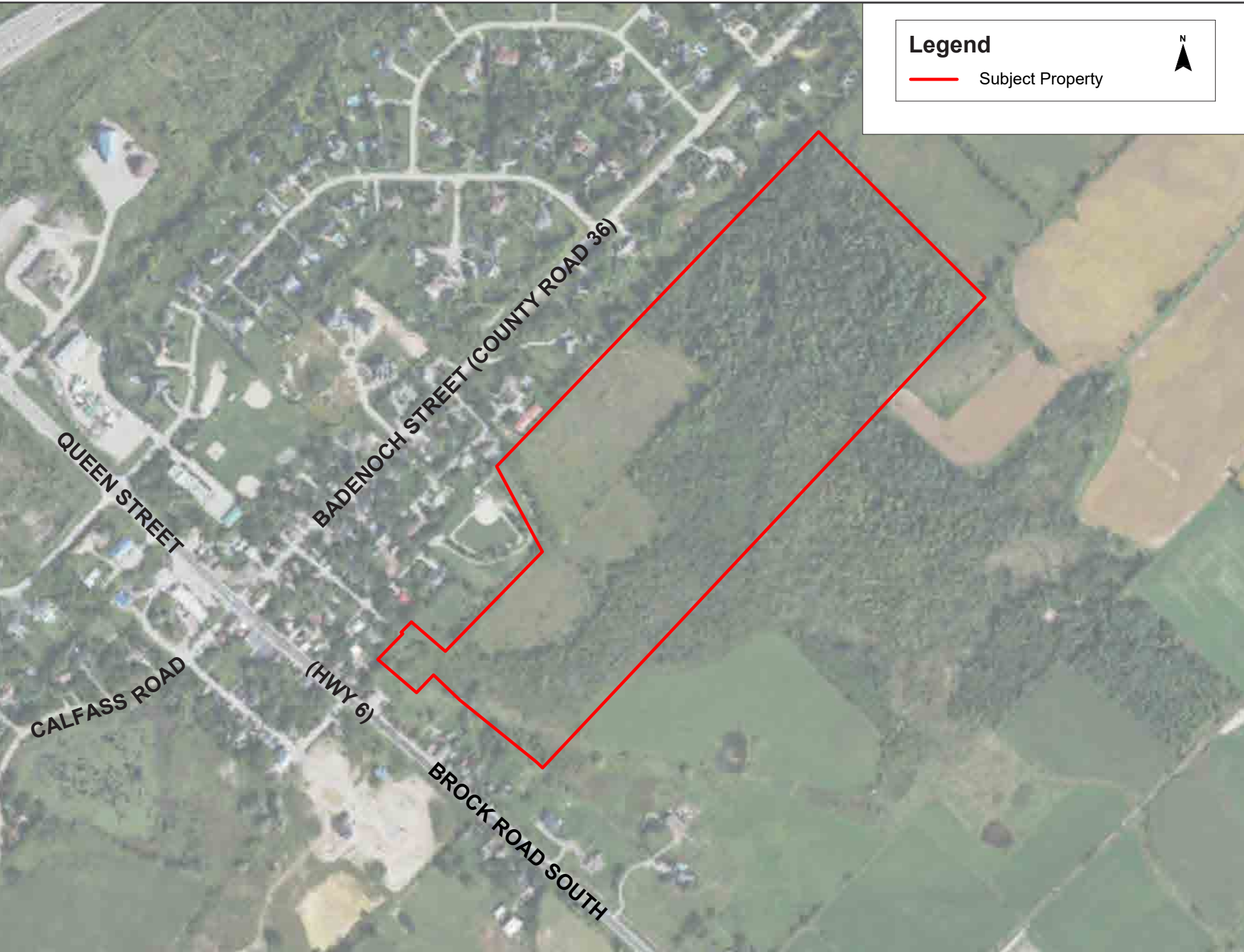
**DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT  
WDD MAIN STREET INC.**



TIMELINE OF APPLICATION



SUBJECT PROPERTY



- **Location:** East of Highway 6 and south of Badenoch St., Morriston
- **Area:** 23.10 hectares (57.09 acres)
- **Frontage:** 20m on Ochs Street (Back Street) and 12m on Main Street
- **Current Use:** Vacant with naturalized areas

Figure 1: Aerial photo of subject property



SITE CONTEXT



- Located in Morriston, a low-rise residential community with commercial uses along Highway 6
- Subject Property surrounded by open space/naturalized areas to the south and east, Old Morriston Baseball Diamond, and detached dwellings

Figure 2: Context map

PROPOSED DEVELOPMENT

- 21 Single detached dwellings with lot sizes ranging from 0.19 ha to 0.38 ha, predominantly 0.20 ha
- New public street in accordance with Township standards
- Stormwater Management Block
- Environmental Protection Lands

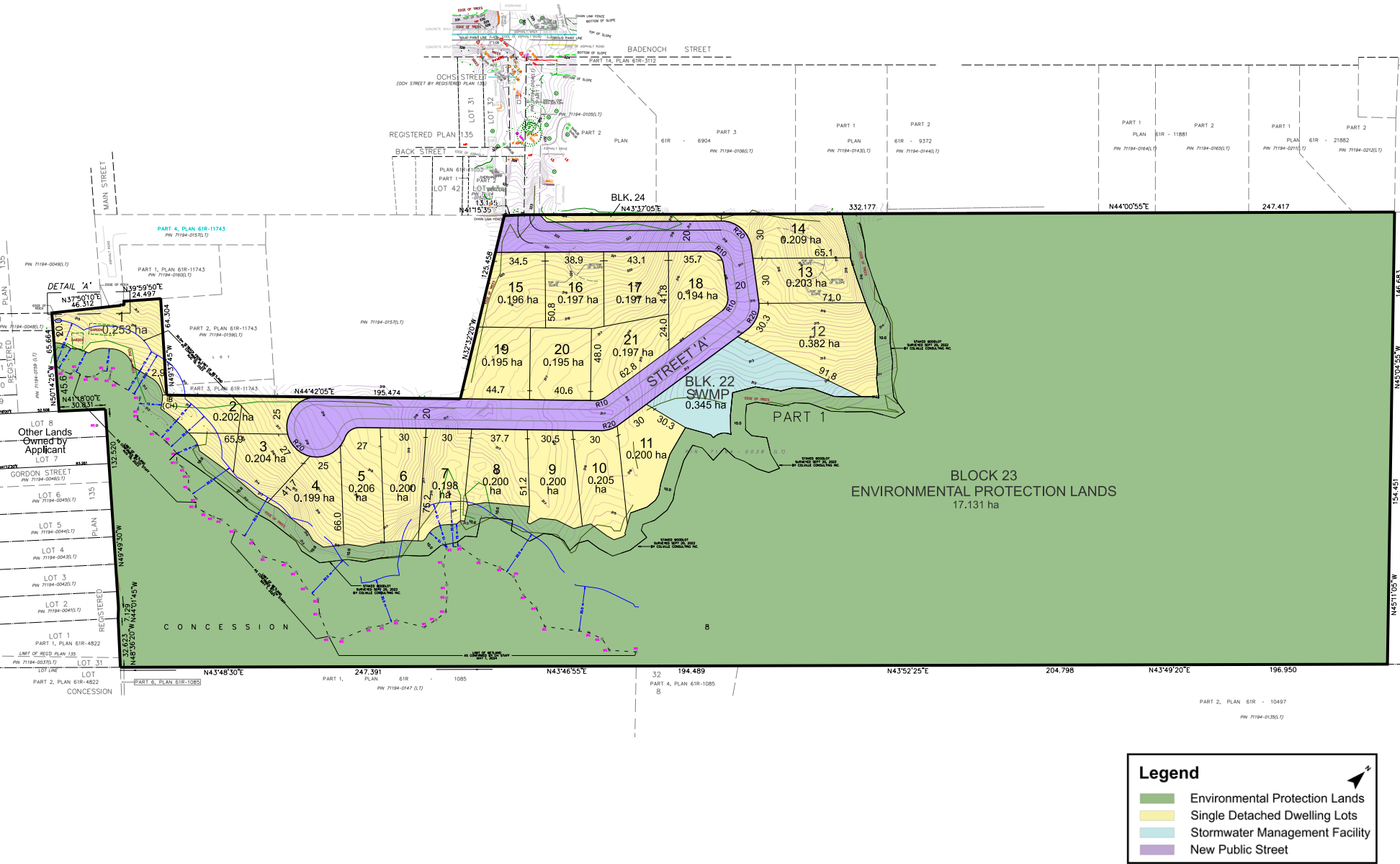


Figure 3: Draft Plan of Subdivision



DESIGN INSPIRATION FOR FUTURE DWELLINGS



- One to two-storey dwellings
- Size range: 2,500 – 3,000 square feet (approximately)
- Exterior lighting to be in accordance with Zoning By-law and dark sky compliant



Figure 4: Design Inspiration

CONCEPTUAL DESIGN OF PUBLIC ROAD

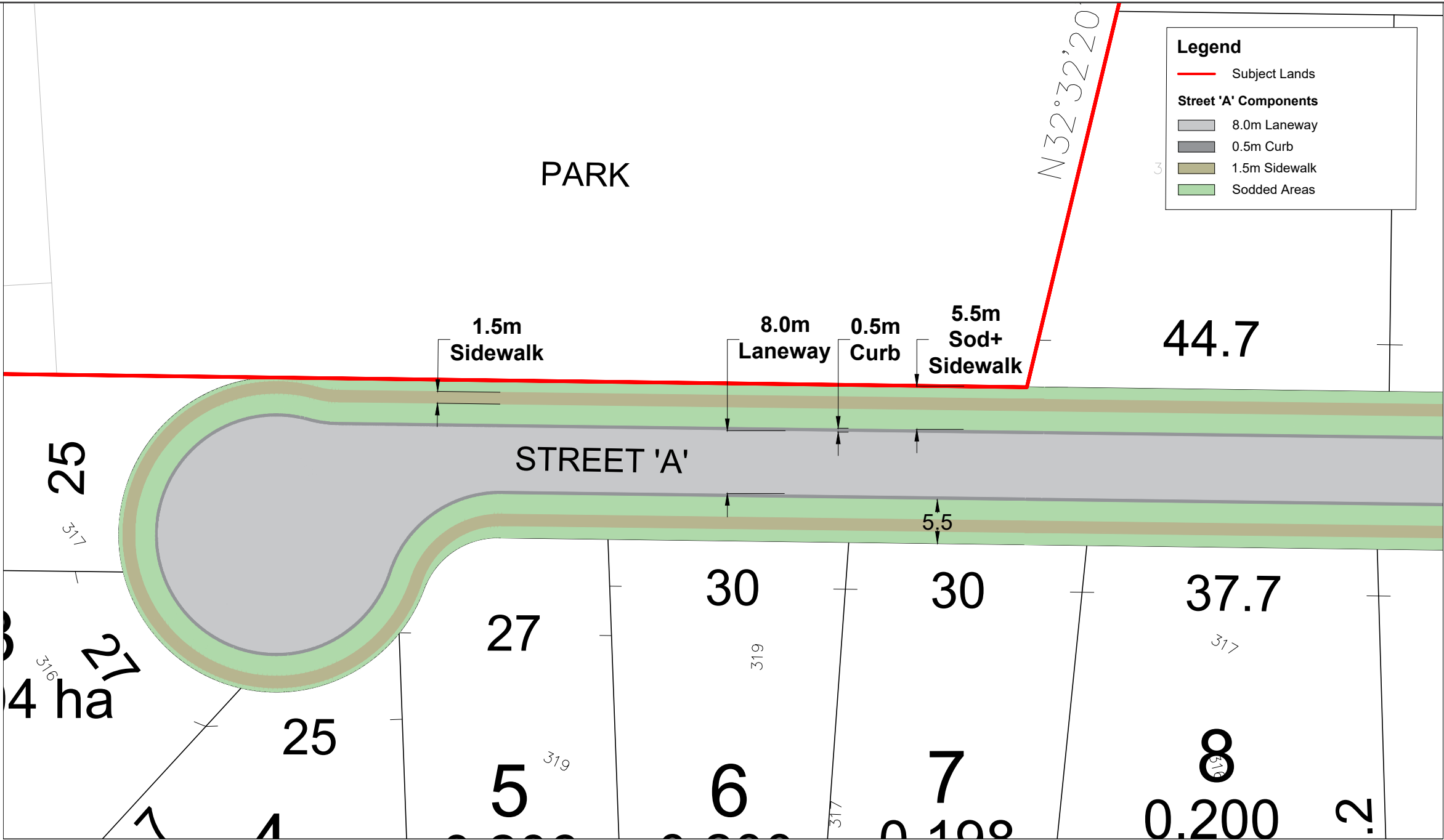
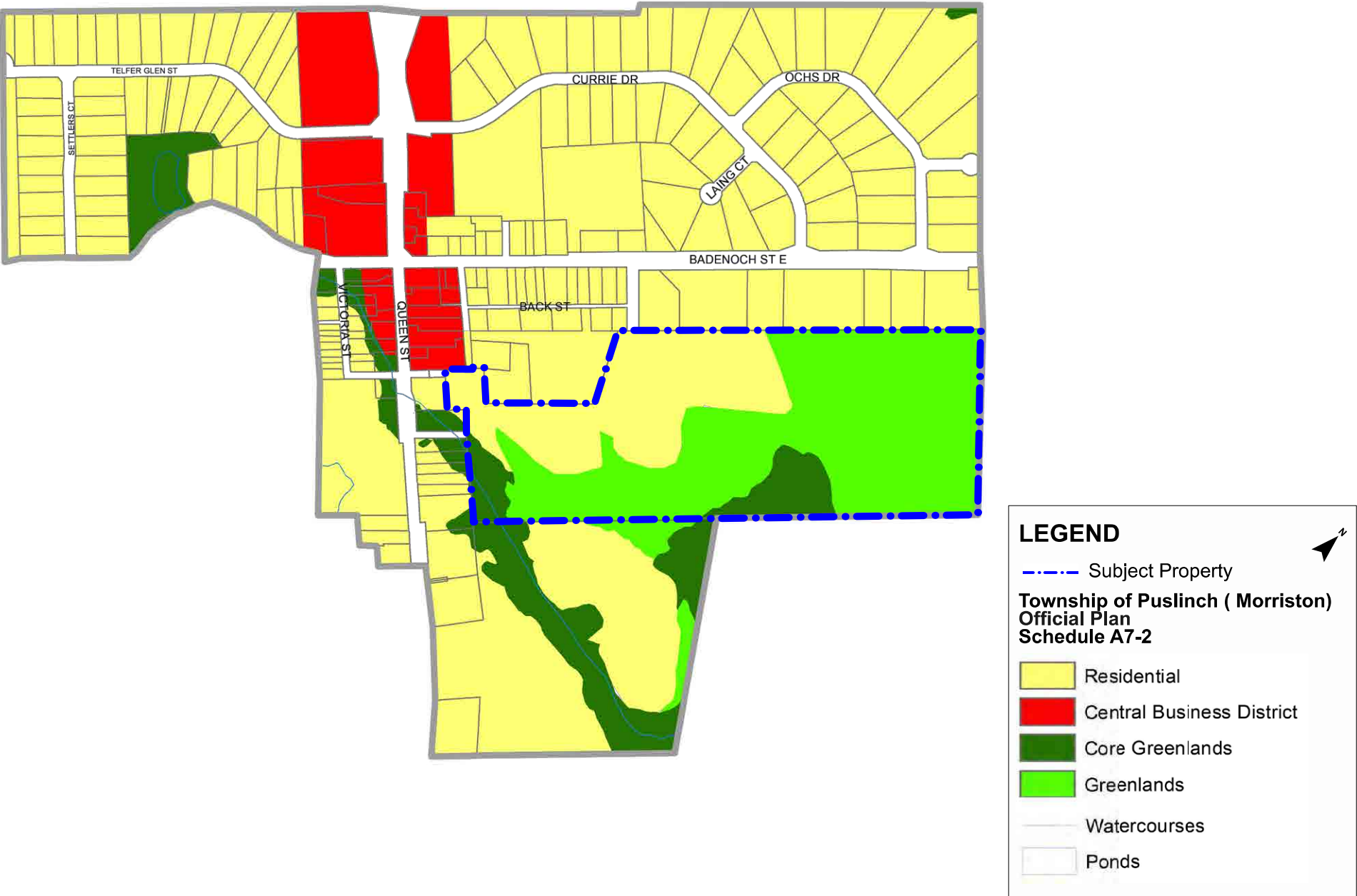


Figure 5: Right-of-way



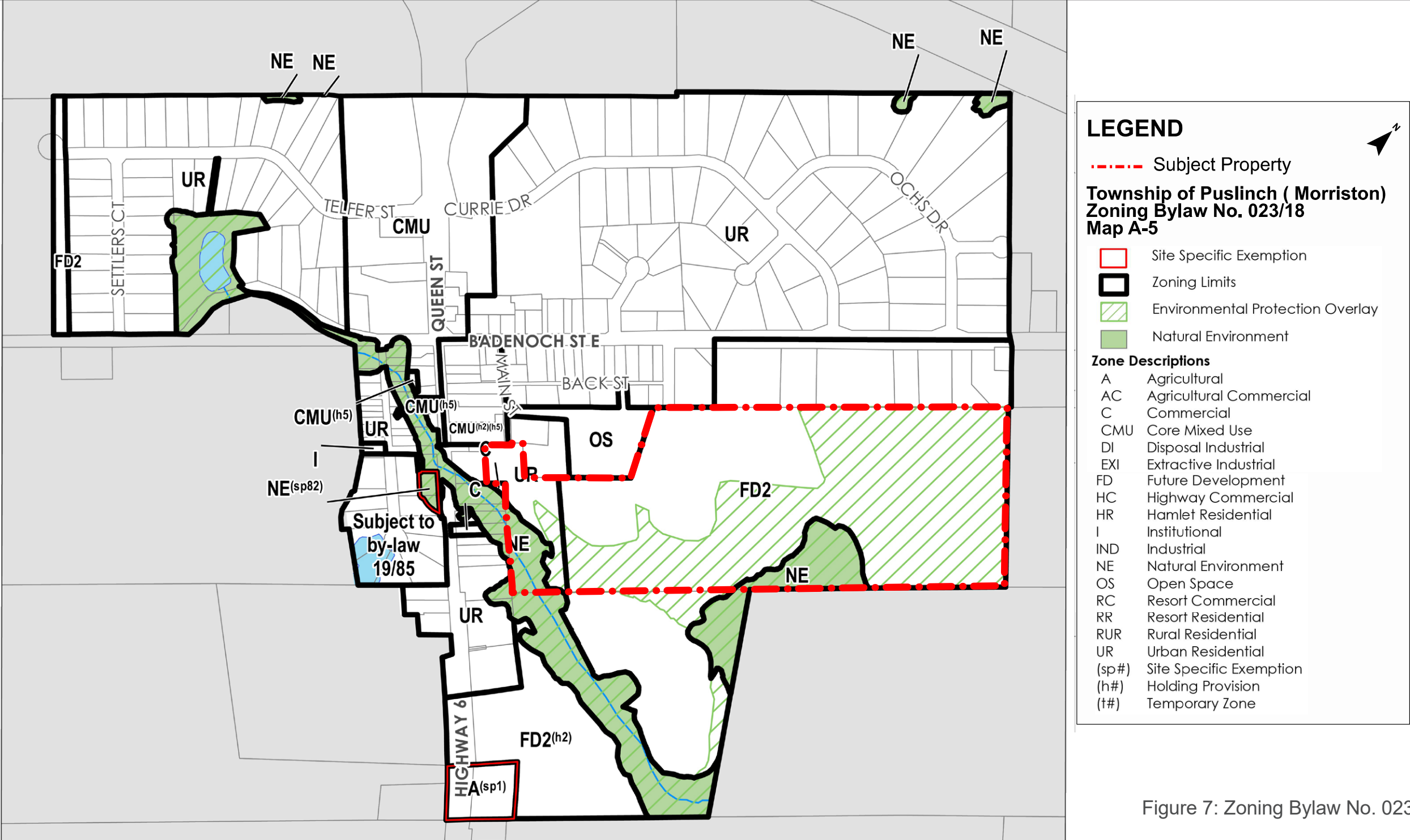


- Located within the Morriston Secondary Urban Centre
- Subject Property designated Residential, Greenlands and Core Greenlands
- **Residential Designation:** permits variety of housing types and character of low density residential neighbourhoods should generally be protected
- **Core Greenlands:** areas include wetlands, habitat of endangered or threatened species and hazardous lands
- **Greenlands:** areas include other significant natural features, including woodlands

Figure 6: Schedule A7-2 - Morriston Land Use



POLICY FRAMEWORK - TOWNSHIP OF PUSLINCH ZONING BY-LAW



PROPOSED ZONING BY-LAW



- Rezoning lands from Future Development to Urban Residential to permit residential detached dwellings with min. lot area of 0.19 ha
- No additional changes to zoning standards required
- Permitting home based businesses
- Rezoning large portion of Subject Property to Natural Environment with Environmental Protection overlay

Figure 8: Draft schedule



LOT AREA ANALYSIS

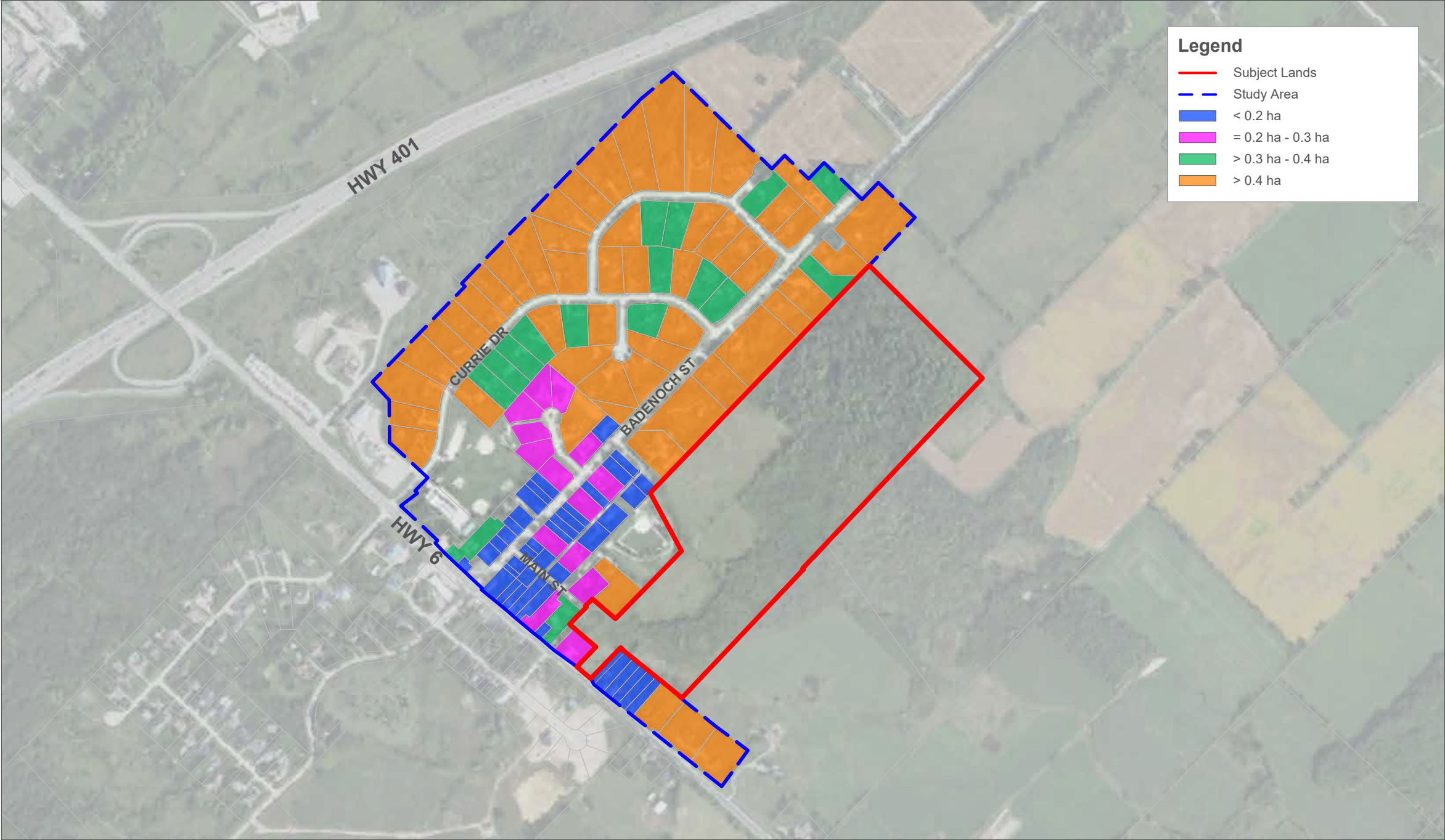


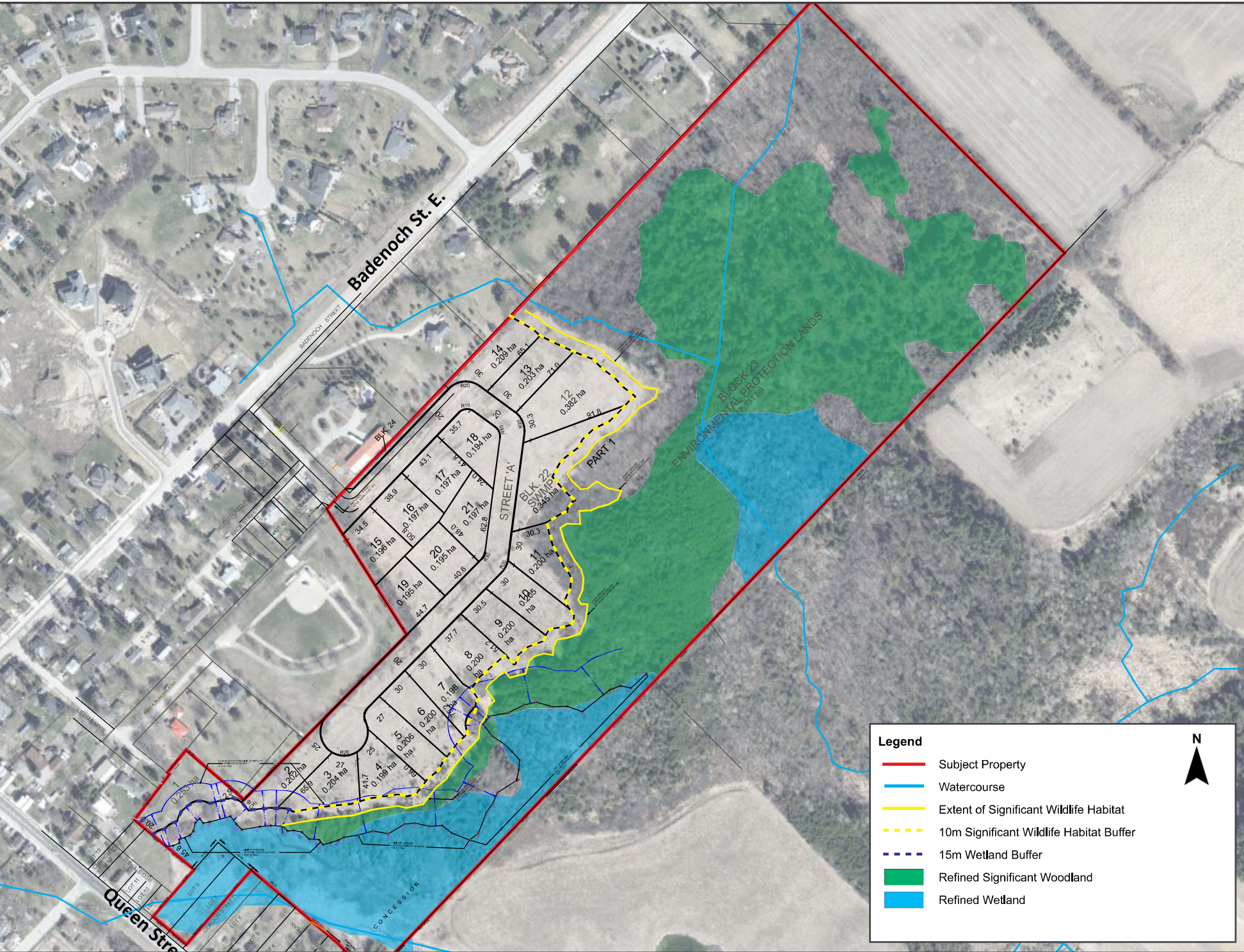
Figure 9: Context map with surrounding lot areas



SUPPORTING STUDIES

- ➞ Planning Justification Report
- ➞ Hydrogeological Assessment
- ➞ Nitrate Loading Impact Assessment Letter
- ➞ Geotechnical Investigation
- ➞ Environmental Impact Study
- ➞ Functional Servicing and Stormwater Management Report
- ➞ Traffic Impact Study





- Natural Heritage Features on the Subject Project:
  - Species at Risk
  - Special Concern Species
  - Significant Woodland
  - Wetland
- Buffers have been applied to features, based on recommendation from the ecologist, and in coordination with Conservation Authority and Township ecologist
- Ecological function and natural heritage features will be protected
- Long term protection of features and functions provided through rezoning the lands to Natural Environment

Figure 10: Natural heritage - Environmental Impact Study

- Five boreholes installed to depths from 6.6m to 8.1 blgs, with three monitoring wells
- Three test wells completed within the shallow bedrock to evaluate groundwater supply
- Groundwater and surface water monitoring program ongoing at the site to establish seasonal groundwater and surface water levels
- Septic impact assessment completed
- Findings state standard and advanced tertiary treatments can be accommodated
- **Groundwater quality meets health related drinking water standards**
- **Groundwater quantity capable of meeting residential peak demands**



## FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT



- **Water Servicing:** Private drilled drinking water wells
- **Sanitary Servicing:** Individual on-site sewage systems, sized to accommodate four-bedroom house
- Stormwater Management dry pond and associated facilities will provide quantity and quality control measures

Figure 11: Servicing image

Access:

- Proposed access from Ochs Street (Back Street)
- Access from Main Street not an option due to disturbance to Wetland and Main Street / Badenoch intersection does not meet MTO minimum spacing requirements

Sightline Analysis:

- Sightline analysis was undertaken for the Ochs Street (Back St) and Badenoch Intersection
- Analysis included passenger vehicles and snowplow vehicles and a design speed of 60 km/hr
- Required sight distance for passenger vehicles turning left onto Badenoch is 125.1m. Results identify that 136.5m of sightline available
- Existing retaining wall should be shifted
- Township Transportation Engineer confirmed sightline assessment illustrates appropriate sight distances available for various conditions, conditional on the realignment and reconstruction of the retaining wall
- Design of realignment of retaining wall provided by civil engineer

Traffic and Parking:

- Development generated traffic found to be negligible
- Study intersections will mostly be operating at satisfactory levels
- 2(+) parking spaces to be provided for each dwelling
- Township 20m cross-section for street allows for on-street parking



SUMMARY

- Zoning By-law Amendment to permit the proposed residential development of 21 lots with a new municipal public street
- Conservation and protection of significant natural heritage features and functions
- Assessment of groundwater quality and quantity concluded all standards and requirements are met
- Traffic Assessment found intersections will operate satisfactorily and traffic increase is negligible
- Sightline analysis concludes required sightlines are available
- Proposed development is consistent with the Provincial Planning Statement, and conforms to the County of Wellington Official Plan
- Provides for housing opportunities in the community, protects the environment, and proposes extension of existing road network



An aerial photograph of a suburban neighborhood. On the left, there is a residential area with houses, streets, and some sports fields. To the right, the landscape transitions into large, open agricultural fields. The entire image is overlaid with a semi-transparent dark layer to make the white text stand out.

# THANK YOU!

COMMENTS & QUESTIONS?

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