



Public Meeting

WDD Main St Inc. (Main St)

Zoning By-law Amendment (D14-BRU)

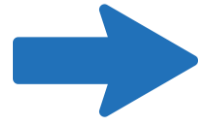
- March 5, 2025
- Jesse Auspitz, Principal Planner

Agenda

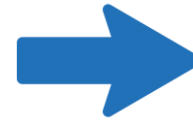
1. Development Process
2. Proposal and Location
3. Provincial and County Planning Policies
4. Zoning By-law Amendment
5. Concurrent Draft Plan of Subdivision
6. County and Agency Comments
7. Next Steps
8. Questions/Comments

Development Process

**Application for
Zoning By-law
Amendment
(Under Review)**



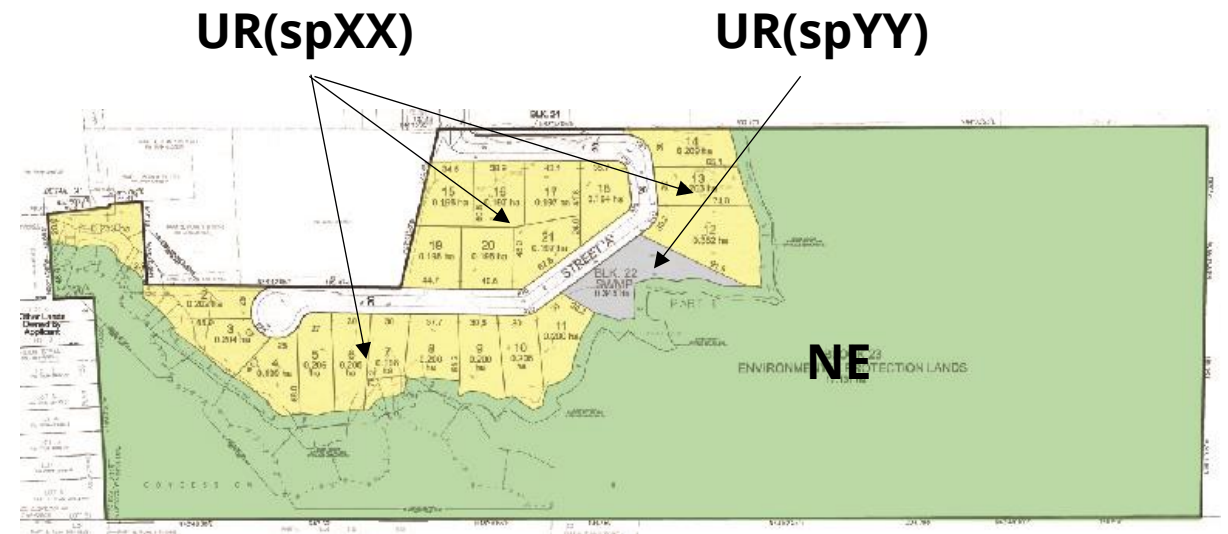
**Public Meeting
To provide an
overview of the
application**



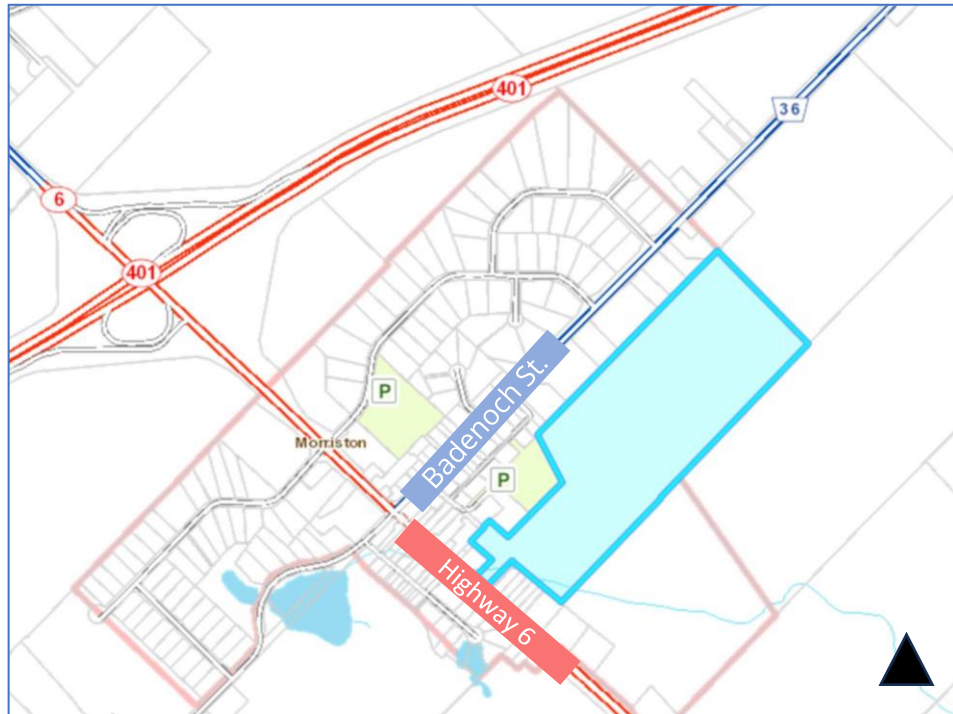
**Future
Recommendation
Report to Council**

Proposal

- To rezone the Subject Lands from Urban Residential (UR), Future Development 2 (FD2) and Natural Environment (NE) Zones to **Urban Residential Site-Specific Zones (UR(spXX) and UR(spYY))** and **Natural Environment Zone (NE)** with an **environmental protection overlay**.
- The proposal seeks to permit a subdivision consisting of twenty-one (21) single detached dwellings, a stormwater management facility, natural environment lands and a public street.



Location

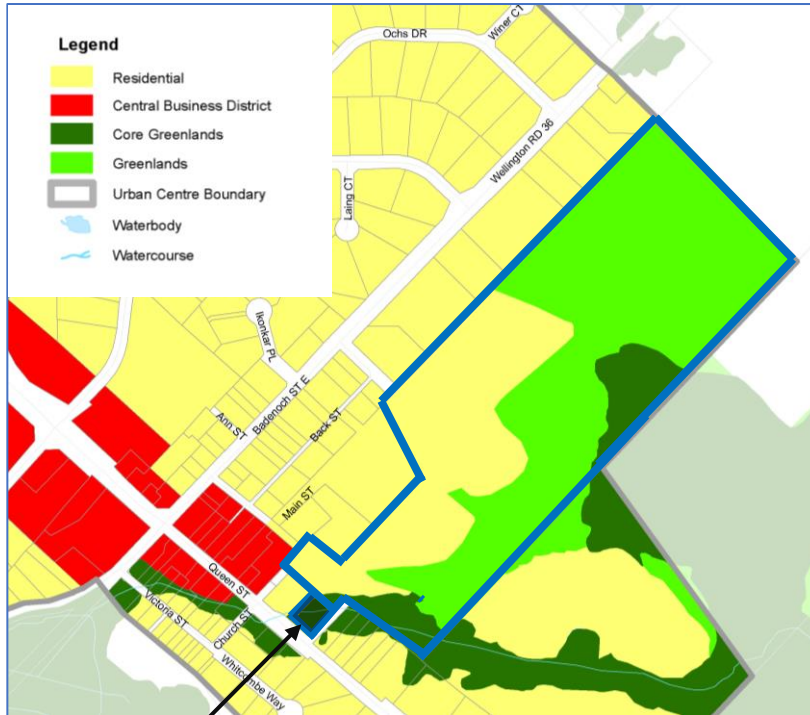


Policy: Provincial & Regional Policies

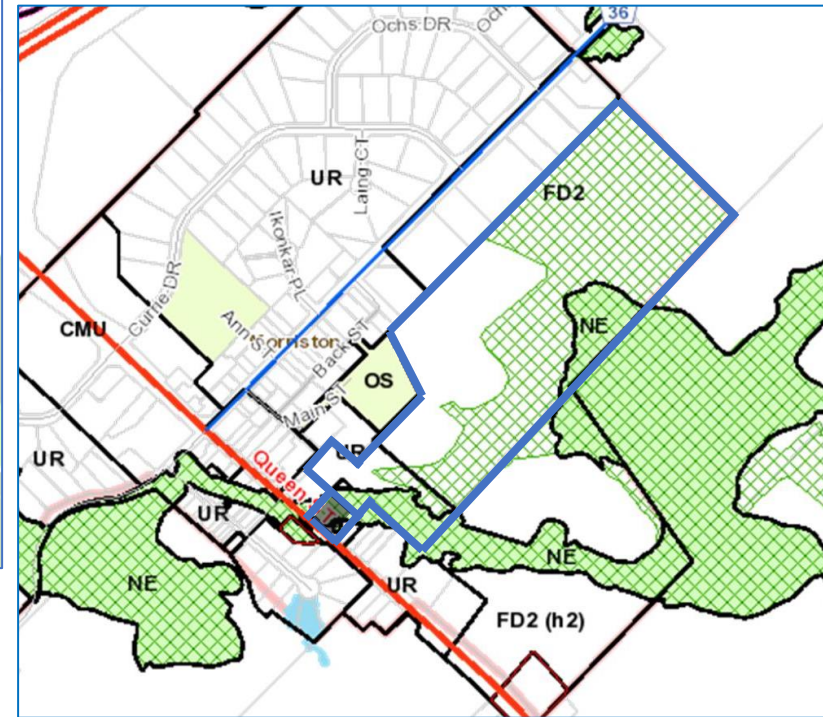
Plan	Designation
Provincial Planning Statement, 2024	▪ Rural Settlement Area
Greenbelt Plan (2017)	▪ Town/Village
County of Wellington Official Plan (July 2024)	▪ Secondary Urban Centre ▪ Residential ▪ Core Greenlands and Greenlands System
Puslinch Zoning By-law 023-18	▪ Urban Residential Zone (UR) ▪ Future Development 2 Zone (FD2) ▪ Natural Environment Zone (NE) with an Environment Protection Overlay.

Policy: County Official Plan and Zoning By-law

County of Wellington Official Plan Designated:
"Secondary Urban Centre",
"Residential",
"Core Greenlands" and
"Greenlands System"



Other lands owned by the Applicant but that are not part of this application.



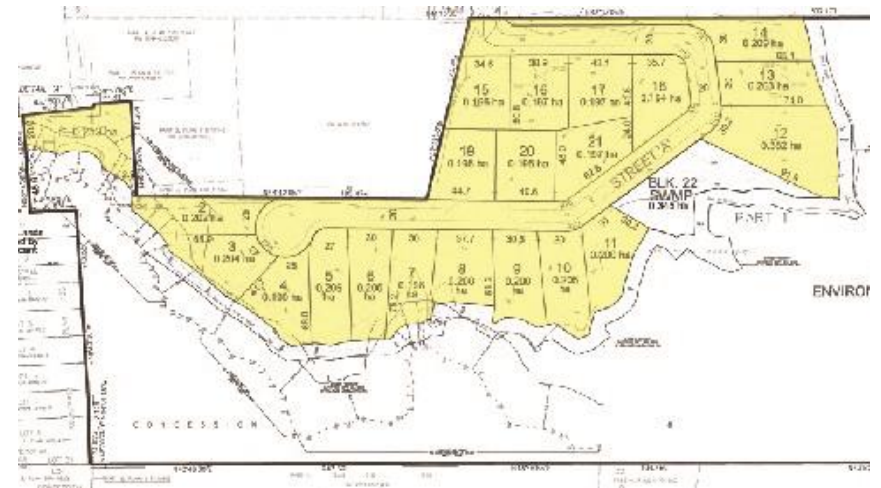
Puslinch Zoning By-law 023-18 Zoned: "Urban Residential Zone (UR)", "Future Development 2 Zone (FD2)", "Natural Environment Zone (NE)" with an Environment Protection Overlay.

Requested Amendments: Zoning By-law Amendment

Rezone Urban Residential Zone (UR), Future Development 2 Zone (FD2) and Natural Environment (NE) Zone with an Environment Protection Overlay to:

Urban Residential Site-Specific Zone (UR(spXX))

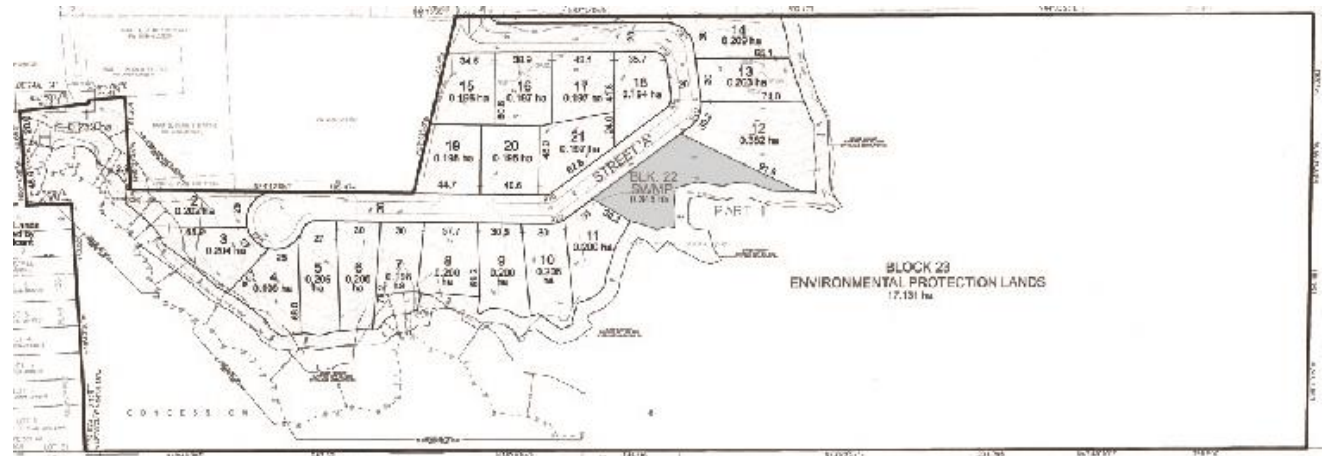
- To permit :
 - Single detached dwellings;
 - Home businesses; and
 - Private home daycare.
- Reduce the minimum lot area from 0.4 ha to 0.19 ha



Requested Amendments: Zoning By-law Amendment

Urban Residential Site-Specific Zone (UR(spYY))

- To permit :
 - Stormwater management facilities.
 - Reduce the minimum lot area from 0.4 ha to 0.3 ha

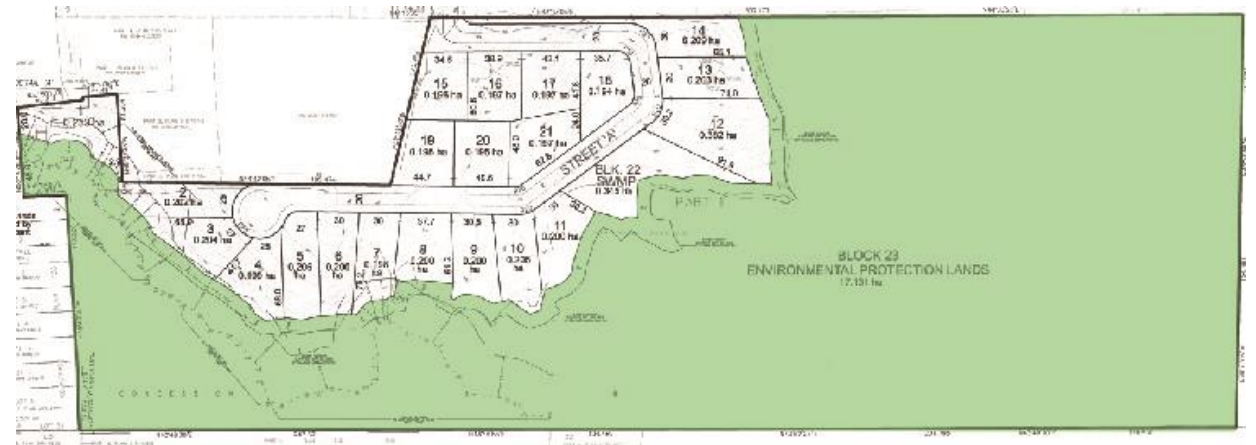


Requested Amendments: Zoning By-law Amendment

Natural Environment Zone

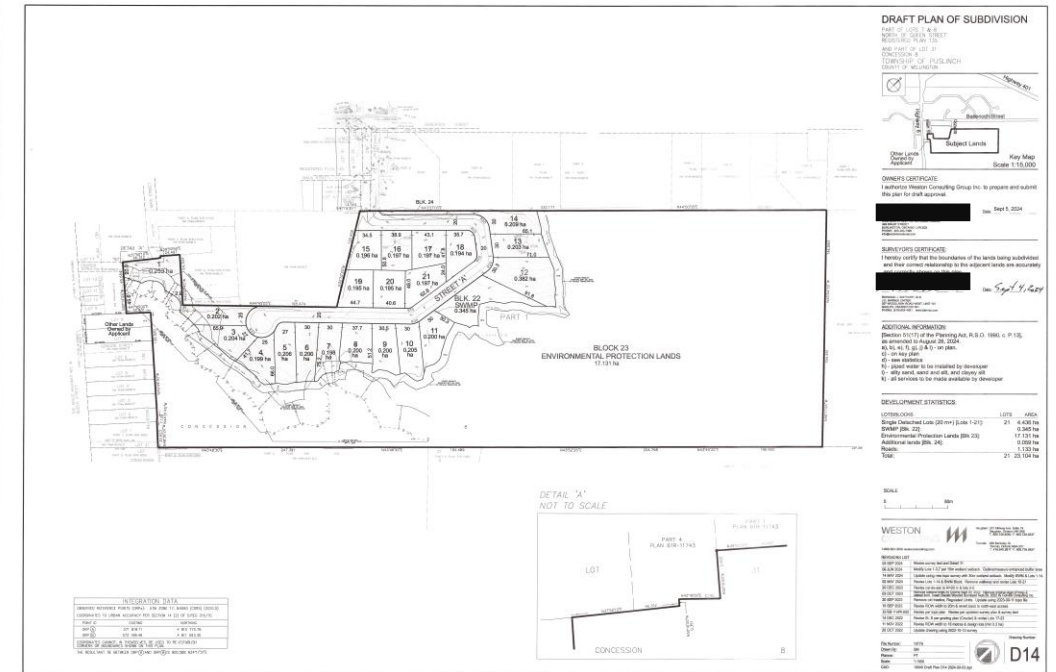
To permit :

- The conservation use



Concurrent Draft Plan of Subdivision

- The Applicant has submitted an Application for Draft Plan of Subdivision to create 21 single detached dwelling lots, a stormwater management block, and a natural environment block.
- The Application has been deemed complete by the County of Wellington
- The approval of this application is contingent on the approval of the Zoning By-law Amendment Application.



Consultation: Township & Agency Comments

- **No outstanding concerns:** NRSI, Wellington Hydrology, GEI Consultants, Building Department, Public Works Department, By-law Enforcement, Salvini Consulting Inc., Conservation Halton, MTO. However, many consultants have provided technical comments that will be incorporated as conditions of the Draft Plan of Subdivision.
- **County of Wellington Planning and Development Department:** No outstanding concerns. The County will provide comments through the Draft Plan of Subdivision application.
- **Planning Development Advisory Committee:** The Committee supports the zoning by-law application and has provided various comments regarding different matters that will be considered as part of the ongoing review of this application and the Application for Draft Plan of Subdivision

Consultation: Township & Agency 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).

Next Steps



Thank you.
Questions?
