

Township of Puslinch
Planning and Development
7404 Wellington Road 34,
Puslinch, ON
N0B 2J0

November 20, 2024
File: 10779

County of Wellington
Planning and Development
74 Woolwich Street
Guelph, ON
N1H 3T9

**Attn: Lynne Banks, Development and Legislative Coordinator, Township of Puslinch
Meagan Ferris, Manager of Planning and Environment, County of Wellington**

**Re: Fourth Submission Zoning By-law Amendment and Draft Plan of Subdivision
11 Main Street, Morriston
Township of Puslinch**

Weston Consulting is the planning consultant for WDD Main Street Inc., the registered owner of the lands located at 11 Main Street (Lot 31, Concession 8) in the Township of Puslinch (the "Subject Lands"). We are pleased to submit the following materials in support of a Zoning By-law Amendment and Draft Plan of Subdivision application for a proposed residential subdivision consisting of 21 detached dwelling lots, environmental protection lands, a stormwater management pond and municipal roads.

Description of Subject Property

The Subject Lands are currently vacant and located southeast of the Main Street and Badenoch Street intersection in Morriston. The Subject Lands are surrounded by open spaces to the east and south, and single-detached dwellings to the north and west. The Subject Lands have an approximate area of 23.48 hectares (58.03 acres) and an approximate frontage of 12 metres at the terminus of Main Street and 20 metres at the current terminus of Ochs Street.

The County of Wellington Official Plan designates the northwesterly portion of the Subject Lands as *Residential*, and the easterly and southerly portion of the subject lands as *Greenlands*, and a small portion is designated *Core Greenlands*. The Township of Puslinch Comprehensive Zoning By-law 023-18 zones the majority of the Subject Lands as *Future Development (FD2)* and a minor portion of the north-easterly corner as *Urban Residential (UR)*, and a minor southeasterly and southerly portion of the subject lands as *Natural Environment (NE)*. The southwestern, southern and eastern part of the subject lands are overlaid by the Environmental Protection zone. A portion of the subject lands to the west and south are within the Halton Region Conservation Authority (HRCA) regulated area.

Background

A preliminary Concept Plan was submitted to the Township as part of a Pre-Consultation process to receive feedback and a list of required materials for a Complete Application. The Township provided Pre-Consultation comments to the applicant dated February 1st, 2022 which identified comments to be considered as well as materials required for a Complete Application for Zoning By-law Amendment and Draft Plan of Subdivision.

On March 1, 2023, a formal Zoning By-law Amendment and Draft Plan of Subdivision application were submitted to the Township and County. The submission was deemed incomplete on May 3, 2023 due to comments that needed to be addressed. Detailed comments were provided from the Town on April 13, 2023. An updated submission of Zoning By-law Amendment and Draft Plan of Subdivision applications was provided to the Township and County on January 10, 2024 addressing the comments from the previous submission. Detailed comments were provided by the Township on February 20, 2024. Furthermore, a subsequent submission addressing comments provided on February 20, 2024 was made on September 5, 2024. New comments were provided by the Township on October 31, 2024.

The purpose of this submission is to provide the Township and County with the updated technical materials to address the specific comments provided on October 31, 2024. As part of this submission, there were no changes to the Draft Plan of Subdivision. It is our intent to move through the statutory planning process to address any outstanding comments. We ask that a Public Meeting be scheduled at the earliest available date to engage with the Public, and provide them an opportunity to provide comments through the appropriate statutory process.

Submission Materials

The following materials are being provided electronically, and address the comments from the Township of Puslinch regarding the By-law Amendment Application.

No.	Document	Consultant	Date
1.	Draft Plan of Subdivision	Weston	September 3, 2024
2.	Draft Zoning By-law Amendment Text		November, 2024
3.	Planning Justification Report Addendum Letter		November, 2024
4.	Hydrogeological Letter – Results of Test Well Drilling and Aquifer Testing (includes Test Well Results)	Englobe	November 19, 2024
5.	Environmental Impact Study Addendum Letter	Colville	
6.	Functional Servicing and Preliminary Stormwater Management Report (Incl. Hydrologic and Hydraulic)*	Crozier	November, 2024
7.	Civil Engineering Drawing Package		November 15, 2024
8.	Servicing Review Letter for Additional Residential Units and Home-Based Businesses		November 15, 2024
9.	Traffic Review Letter for Additional Residential Units and Home-Based Businesses	GHD	November 13, 2024
10.	Hydrogeological Letter for Additional Residential Units and Home-Based Businesses	Englobe	November 19, 2024
11.	Comment-Response Matrix	All	November, 2024

We trust that the above documents are sufficient for your review and circulation of the Zoning By-law Amendment and Draft Plan of Subdivision applications. Should you have any questions please contact the undersigned at ext. 315 or Michael Pizzimenti at ext. 365.

Yours truly,

Weston Consulting

Per:



Kayly Robbins, MPL, MCIP, RPP
Senior Planner

c. WDD Main Street Inc.