



GOOD BUILDS BETTER

836-9580 P.O. BOX 1805 GUELPH, ONTARIO N1H 7A1

GEORGE R. GOOD CONSTRUCTION

May 7, 2024

Via Email

Attn: Honorable Paul Calandra, Minister of
Municipal Affairs and Housing

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor.
Toronto, ON M7A 2J3
c/o minister.mah@ontario.ca
and
mmahofficialplans@ontario.ca

RE: Proposed Planning Statement, 2024

Please accept the following comments with respect to the proposed Provincial Planning Statement, "PPS" 2024 (ERO#019-8462).

I am a resident of the Township of Puslinch. Our family is a home builder having operated a residential construction business in the County of Wellington for the past 50 years, with particular focus in the Township of Puslinch. I have reviewed the 2024 proposed PPS, particularly as it relates to Rural Housing, and I agree with the revised provisions set out by the Province.

There is a need for rural housing options in the Province of Ontario, the County of Wellington, and the Township of Puslinch. The construction of houses assists in the creation of employment opportunities and generates tax revenues for rural municipalities. With proper direction, rural housing can be accommodated without creating negative impacts on agricultural, environment or other rural resources.

All levels of government must make a commitment to provide rural housing options.

- Municipal official plans are the most important vehicle for implementation of this Policy Statement and for achieving comprehensive, integrated, and long-term planning.

- The County of Wellington official Plan must be amended to incorporate provisions to promote and facilitate growth in the rural lands and rural settlements in the Municipality and I ask that the Minister ensure this occurs.
- Zoning by-laws are also important for the implementation of this Policy Statement. Zoning by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for the local municipalities.
- Ontario must increase the supply and mix of rural housing options and address the full range of housing affordability needs. Every community must build homes that respond to the changing market needs, and local needs and demand. Providing sufficient supply with the necessary range and mix of housing options will support diverse and growing population and workforce, now, and for many years to come.

Our family supports Ontario's goal to build 1.5 million homes by 2031. Rural housing options must be part of the equation.

We support the improvements set out in the 2024 draft PPS.

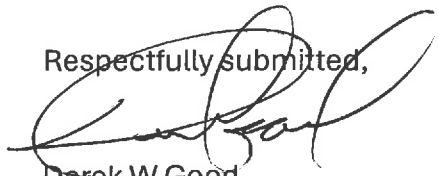
Audrey Meadows has an infill proposal for approximately 22 residential lots supported by Council for the Township of Puslinch and it's anticipated that County Council will therefore adopt and approve the site- specific Official Plan Amendment. These new homes will be serviced by individual wells and septics, and will result in an environmentally sensitive integrated development. The development represents residential infilling of an existing rural settlement to contribute to the delivery of residential housing product within Puslinch, which is in extremely limited supply.

The principals of the existing Audrey Meadows subdivision are George Good and his family, including myself, who have successfully developed lands in Puslinch over the years providing superior housing products to buyers. Those resultant homeowners are now an integral part of the Puslinch community and contribute to the County and Township assessment tax base.

In an effort to provide appropriate rural housing on the Township of Puslinch, we have asked and continue to ask that the Province substantially advance our development proposal by writing it into the County of Wellington Official Plan.

We trust that you will find these comments to be helpful. Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,



Derek W Good

George R. Good Construction and Audrey Meadows.

Cc: Matt Rae, PA to Minister, MPP Perth Wellington via email matthew.rae@pc.ola.org
Ted Arnott, MPP Wellington Halton Hills via email ted.arnott@pc.ola.org
Puslinch Mayor James Seeley via email jseeley@puslinch.ca



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October 27, 2022

9.4.3 County of Wellington Recommendation Report – Audrey Meadows Ltd. County Official Plan Amendment File #OP-2021-02 and Township Zoning Bylaw Amendment File #D14/AUD

Please be advised that Township of Puslinch Council, at its meeting held on October 19, 2022 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2022-344: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

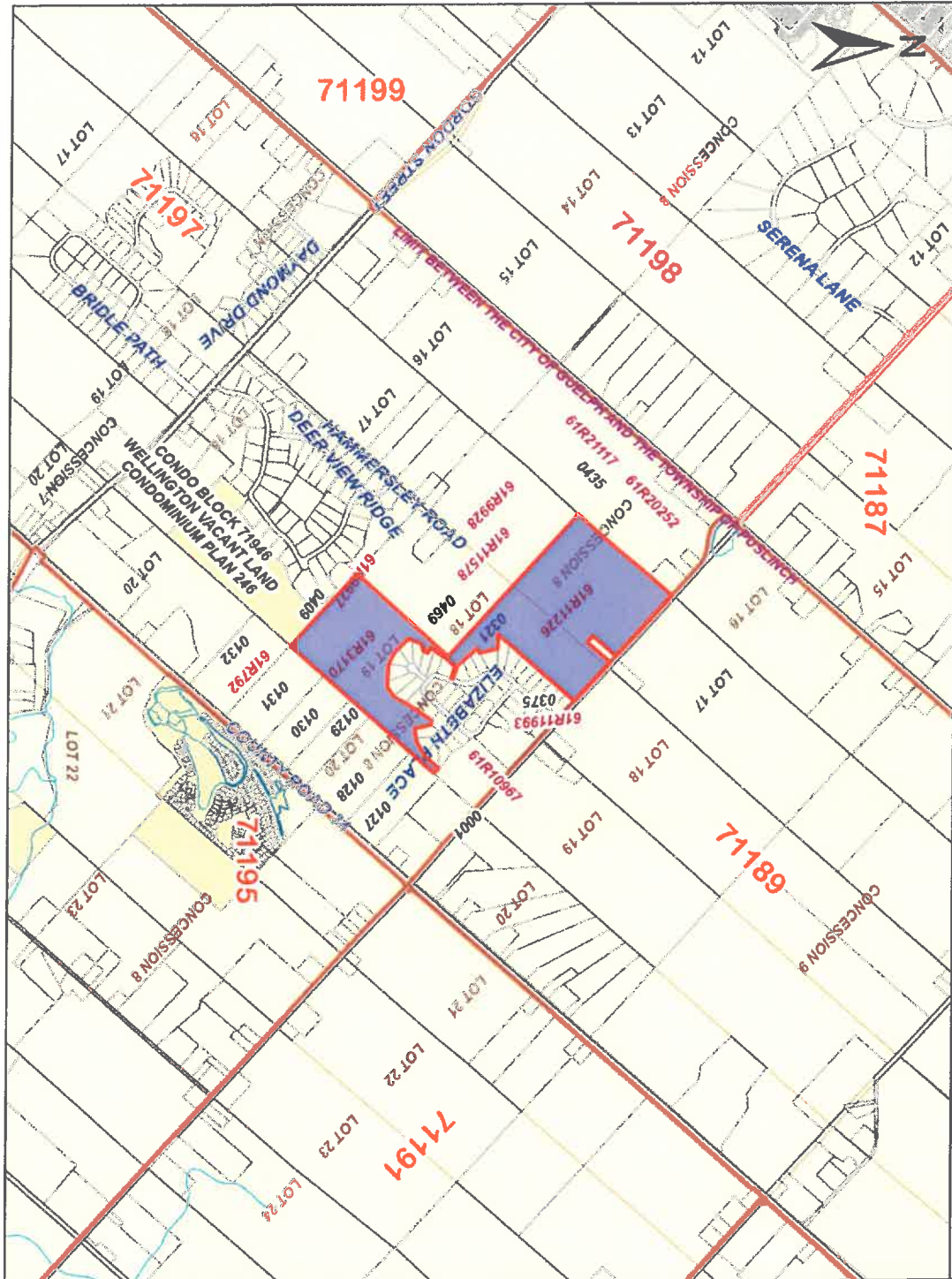
Whereas the Township will have limited land opportunities available for rural residential growth with the pending designation of Prime Agricultural Areas, Natural Heritage System and Greenbelt Expansion (which will take up 93% of Township lands); and

Whereas the Province is encouraging the construction of new homes as exemplified in its Bill 109, More Homes for Everyone Act, 2022

Be it resolved that the Township of Puslinch Council

- (a) supports the proposed new Audrey Meadows development and
- (b) requests the County of Wellington amend the Official Plan to recognize a site-specific provision for the subject lands to permit the development of up to 22 homes

CARRIED



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FOR PORTINO



PROPERTY INDEX MAP
WELLINGTON(No. 61)

LEGEND

RECORDED PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND REGISTRATIONS AND THE DATA HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

