

August 30<sup>th</sup>, 2022

Meagan Ferris  
Manager of Planning and Environment  
County of Wellington  
Planning and Development Department  
74 Woolwich Street  
Guelph, ON, N1H 3T9

Dear Ms. Ferris,

**RE: Zoning By-law Amendment and Draft Plan of Vacant Land Condominium Applications  
961 St. David Street North (Highway 6), Fergus  
OUR FILE 18407B**

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On behalf of our client, Zachary Oliveira and Jacob Oliveira (c/o David Medeiros), we are pleased to submit an application for a Draft Plan of Vacant Land Condominium, to facilitate the development of 961 St. David Street North in the urban area of Fergus (the 'subject lands'). A Zoning By-law Amendment to the Township of Centre Wellington Zoning By-law 2009-045 is also being submitted concurrently in order to establish the underlying zoning for the proposed development.

The subject lands have an area of approximately 1.4 hectares and currently contains an existing dwelling and accessory structures. These existing structures will have to be demolished in order to accommodate the proposed development.

The proposed development of the subject lands includes the development of a residential vacant land condominium with a total of 50 residential units in the form of single detached and townhouse units. Parking will be provided in the form of garage and driveway parking for each unit. Dwellings will be built at a later date and are not proposed as part of these applications. The road and lotting patterns have been designed to allow opportunities for future development of estate lots to the north and south.

The subject lands are currently privately serviced. Since 2020, the property owner has been working with the Township and MTO to secure a lateral connection for municipal services to the subject lands through the Township's planned servicing extension along Highway 6. At the time of this submission, the Township and MTO have approved the engineering plans and the contract for tender of the servicing works has been awarded. Construction works for the servicing extension has begun.

The subject lands are designated Residential in the Township of Centre Wellington Official Plan and are zoned Residential (R1A.70.1) in the Township's Zoning By-law. The proposed Zoning By-law Amendment would rezone the lands to R1C and R3, in order to facilitate the proposed development.

The proposed development requires approval of a Zoning By-law Amendment, specifically to rezone the subject lands to the R1C and R3 zones with site specific provisions to permit:

- A reduced lot area of 336 m<sup>2</sup> for lots within the R1C zone, whereas the minimum lot area required for the R1C zone is 341 m<sup>2</sup> ;
- A reduced lot area of 143 m<sup>2</sup> for lots within the R3 zone, whereas the minimum lot area required for the R3 zone is 190 m<sup>2</sup> ;
- A reduced lot frontage of 5.5 m for lots within the R3 zone, whereas the minimum lot frontage required for the R3 zone is 6.0 m; and,
- A reduced lot depth of 23.8 m for lots within the R3 zone, whereas the minimum lot depth required for the R3 zone is 26 m.

In support of the Draft Plan of Condominium application, we are pleased to include the following with this application (also provided by Dropbox link in the email submission):

- A copy of the completed Draft Plan of Condominium application form;
- A copy of a cheque in the amount of \$31,250.00 to the Treasurer of the County of Wellington for the Draft Plan of Condominium application fee;
- A signed Draft Plan of Condominium for the subject property, prepared by MHBC Planning Ltd;
- A Planning Justification Report, prepared by MHBC Planning Ltd.;
- An Environmental Noise Assessment, prepared by MTE Consultants Inc.;
- A Transportation Impact Study, prepared by Paradigm Transportation Solutions Ltd.;
- A Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc.;
- An Engineering Drawing Set, prepared by MTE Consultants Inc., which includes:
  - Existing Conditions Plan;
  - Functional Site Grading Plan; and
  - Functional Site Servicing Plan.

Physical copies of the Plan of Condominium application forms and cheque for the County's application fee will be couriered directly to the County offices. We look forward to working with County staff on this development. We kindly request that staff confirm receipt of this application. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.


Yours truly,

**MHBC**



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**Pierre J. Chauvin, MA, MCIP, RPP**  
Partner



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**Luisa Vacondio, BES**  
Planner

cc. *David Medeiros*

*Brett Salmon, Township of Centre Wellington  
Mariana Iglesias, Township of Centre Wellington*