



SHAPING GREAT COMMUNITIES

September 15, 2026

File No. 23030

County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attn: Deborah Turchet
Development and Administration Supervisor

**Re: Application for Draft Plan of Condominium
Part of Park Lot 10, Registered Plan 71, Geographic Township of Nichol,
Township of Centre Wellington, County of Wellington
Wrightshaven Homes Limited**

Dear Deborah,

GSP Group is the planning consultant to Wrightshaven Homes Limited, the owner of the property legally referred to as Part of Park Lot 10, Registered Plan 71, in the Township of Centre Wellington within the County of Wellington (the “**Site**”). We are pleased to submit the enclosed Draft Plan of Condominium application (the “**Subject Application**”). The Subject Application is necessary to create individual private units and shared common elements (private road, utilities, visitor parking, etc.). The approved Site Plan for the Site includes one (1) new single-detached dwelling and one (1) existing single-detached dwelling fronting Sideroad 19, eight (8) semi-detached dwellings fronting an interior private road, and ten (10) new single-detached dwellings fronting an interior private road, as well as a private right-of-way, stormwater management facility, and visitor parking spaces, (the “**Development**”). The Draft Plan of Condominium is based on the approved Site Plan, with the exclusion of the existing single detached lot fronting onto Sideroad 19.

Background

A Zoning By-law Amendment (RZ006-24) and Site Plan Control Application (SP013-2024) were previously submitted on November 1, 2024. The Zoning By-law Amendment (By-law No. 2026-007) was subsequently approved by Township Council on January 26, 2026. On March 11, 2026, the By-law became in-force and effect. Further, on May 22, 2026, the Township granted Site Plan Approval and the Site Plan Control Agreement was subsequently signed and executed. Construction has begun on the Site.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

Planning Policy

In 2024, A Planning Justification Report (“**PJR**”) prepared by GSP Group Inc., was submitted in support of the Zoning By-law Amendment application. While the Development has changed slightly since the PJR was submitted, the applicable policies and opinions remain. The following provides a summary of how the Subject Application is consistent with the Provincial Planning Statement and conforms to the County of Wellington and Township of Centre Wellington Official Plans:

Provincial Planning Statement, 2024

Policy 2.1.6 of the Provincial Planning Statement (“PPS”) states that planning authorities should support the achievement of complete communities by: accommodating an appropriate range and mix of land uses, housing options, [...], and other uses to meet long-term needs. Policy 2.2.1 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: permitting and facilitating (b): all housing options required to meet the social, health, economic and well-being requirements of current and future residents, [...] (1); and all types of residential intensification, [...] development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3 (2); [and,] promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation (c).

Consistency: *The Development intensifies the Site and efficiently uses land, resources, infrastructure and public service facilities and contributes toward the achievement of complete communities by providing 12 single-detached dwellings and eight (8) semi-detached dwelling units (split within four buildings), including the retention of an existing single-detached dwelling, for a total of 20 new dwelling units to meet social, health, economic, and well-being requirements of current and future residents, and to meet long-term needs.*

Policy 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development. Policy 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses which: efficiently use land and resources (a); optimize existing and planned infrastructure and public service facilities (b); [and,]

support active transportation. Policy 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.

Consistency: *The Site is located in the Primary Urban Centre of Fergus, a settlement area, which is the focus of growth and development. The Development efficiently uses land and resources, optimizes existing and planned public service facilities, and supports active transportation through the provision of a range and mix of housing options, with 20 dwelling units, including 12 single-detached dwelling units and 8 semi-detached dwelling units, intensifying the Site to support the achievement of complete communities.*

Policy 2.6.2 of the PPS states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety. Policy 2.6.8 states that planning for stormwater management shall: be integrated with planning for sewage and water services and ensure systems are optimized, [...], feasible and financially viable over their full life cycle (a); minimize, or, where possible, prevent or reduce increased in stormwater volumes and contaminant loads (b); minimize erosion and changes in water balance including through the use of green infrastructure (c); mitigate risks to human health, safety, property and the environment (d); maximize the extent and function of vegetative and pervious surfaces (e); promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development (f); and, align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale (g).

Consistency: *The Development utilizes existing municipal services, as confirmed through the signed Site Plan Agreement. A Functional Servicing and Stormwater Management Report was prepared in support of the Zoning By-law Amendment and Site Plan Control applications, which was subsequently reviewed and approved by the Township.*

Based on the reasons stated above, it is our opinion that the Subject Application and Development are consistent with the Provincial Planning Statement, 2024.

County of Wellington Official Plan

The Site is identified as a “Primary Urban Centre” and is located within the built boundary of Fergus, according to Schedule A-1 of the Wellington County Official Plan (“WCOP”). The Site is also designated as a Wellhead Protection Zone with a vulnerability score of 10 as per Schedule C-1 of the WCOP.

Per Table 2 of the WCOP, Fergus has a projected 2051 population of 36,300, with 14,080 households, representing a 52.6 percent and 52.0 percent increase in population and households from 2021, respectively. Section 4.4.2 of the WCOP states that the County will provide for a variety of housing types to satisfy the present and future social, health, and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Conformity: *The Development contributes 20 new dwelling units to the County of Wellington’s population and household goal for 2051 for Fergus. The Development includes a mixture of single-detached dwellings (12) and semi-detached dwellings (8 units, four buildings) which provides a variety of housing types at a density to satisfy current and future social, health, and well-being requirements for a diverse range of household sizes and incomes.*

Section 4.4.3 of the WCOP states that this Plan contains policies encouraging residential intensification in primary urban centres. The strategic approach to residential intensification intends to retain small town character and revitalize downtown areas which includes: supporting appropriate residential intensification in all areas within the built boundary [...] (b); encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads within the built boundary (e); [and,] ensuring that adequate infrastructure is, or will be, established to serve the anticipated development. Section 7.4.5 of the WCOP states that primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, and that Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services. Section 8.3.11 of the

WCOP states that Wellington will continue to encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

Conformity: *The Development intensifies the Site by providing 12 single-detached dwellings and 8 semi-detached dwelling units, for a total of 20 dwelling units in a way that respects the stable residential neighbourhood through compatible typologies and setbacks which respect these surrounding uses. The Site utilizes existing infrastructure which has sufficient capacity to accommodate the Development.*

Section 8.3.12 of the WCOP states that intensification within all residential land use designations shall be evaluated using the following criteria: the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing, and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts (a); the degree to which building height and massing shall provide a transition between planned and existing development (b); the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area (c); the ability of infrastructure to accommodate the proposal (d); the impact of the development on the streetscape including, where feasible, the protection of municipal street trees (e); [and,] the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing (f).

Conformity: *The Development is compatible with the surrounding neighbourhood, providing a mixture of single- and semi-detached dwellings, with are a compatible built form with the surrounding established neighbourhood. The approved lotting pattern is consistent and compatible with the predominant character of the neighbourhood. The Development can be suitably accommodated by existing municipal water and sewage services, as well as the proposed stormwater management facility, which were reviewed and subsequently approved during the Zoning By-law Amendment and Site Plan Approval process. The approved Landscape Plan will be implemented. There will be minimal impacts on neighbouring properties with respect to*

grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing.

Based on the above reasons, it is our opinion, that the Development and applicable Application conforms to the Wellington County Official Plan.

Township of Centre Wellington Official Plan

The Site is designated Residential on Schedule A-1 of the Township of Centre Wellington Official Plan (“Official Plan”).

Section C.5.1 of the Official Plan states that the Township encourages the production of a wide variety of housing types to meet future needs. Section C.5.5 states that the strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes: supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns (a); supporting appropriate intensification in all areas within the built boundary [...] (b); [and,] encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary (e).

Conformity: *The Proposed Development intensifies the Site by providing 20 dwelling units, including 12 single-detached dwellings and 8 semi-detached dwelling units within four buildings to ensure compatibility with the surrounding stable neighbourhood to respect and contribute to its character.*

Section C.6.1.1 of the Official Plan states that all new development and redevelopment within the Fergus and Elora-Salem Urban Centres shall be provided with full municipal services, to such standards as may be required by the Township [...]. Section C.7.1 states that no development shall occur without appropriate regard for storm run-off, on-site collection, and channelling of storm water to an adequate outlet. Section C.7.2 of the Official Plan states that detention/retention ponds may be used as part of the storm drainage system to maintain post development flows to pre-development flows.

Conformity: *The Development will utilize municipal services, which have capacity to accommodate the units in the Development, as confirmed in the signed Site Plan Agreement. A Functional Servicing and Stormwater Management*

Report was prepared in support of the Zoning By-law Amendment and Site Plan Control applications, which were reviewed and subsequently approved by the Township.

A Scoped Environmental Impact Assessment was prepared in support of the Zoning By-law Amendment and Site Plan Control applications and confirmed that the Development will not impact the Site's existing environmental features or their ecological and hydrologic functions, provided that the recommended mitigation measures are implemented.

Similarly, Sections 4.5.5 and 4.6 of the PJR provided a response to how the Development conforms to and aligns with the Community Design policies of the Official Plan and the Township of Centre Wellington Urban Design Guidelines, respectively.

Section D.2.11 of the Official Plan states that the development of vacant or under-utilized properties for residential uses are encouraged, but should be compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Section D.2.12 states that intensification within all residential land use designations shall be evaluated using the following criteria: the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing, and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts (a); the degree to which building height and massing shall provide a transition between planned and existing development (b); the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area (c); the ability of roads or municipal infrastructure to accommodate the proposal (d); the impact of the development on the streetscape including, where feasible, the protection of municipal street trees (e); [and,] the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing (f).

Conformity: *The Development is compatible with the surrounding neighbourhood, providing a mixture of single- and semi-detached dwellings, with a compatible built form with the surrounding established neighbourhood. The approved lotting pattern is consistent and compatible with the predominant character of the neighbourhood. The Development can be suitably*

accommodated by existing municipal water and sewage services, as well as the proposed stormwater management facility, which were reviewed and subsequently approved during the Zoning By-law Amendment and Site Plan Approval process. The approved Landscape Plan will be implemented. There will be minimal impacts on neighbouring properties with respect to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing.

Based on the reasons stated above, the Subject Application and Development conform to the Township of Centre Wellington Official Plan.

Township of Centre Wellington Zoning By-law 2009-045

As previously mentioned, the Zoning By-law Amendment (By-law No. 2026-007) for the Site was subsequently approved by Township Council on January 26, 2026, and came into force and effect on March 11, 2026. The Site is zoned Residential (R1A), Exception 71.3 (R1A.71.3) and Residential (R2), Exception 71.4 (R2.71.4) in the Township of Centre Wellington Zoning By-law 2009-045. The Zoning By-law Amendment established the site-specific exceptions to permit the Development.

Submission Materials

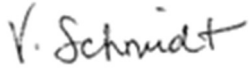
In support of the Subject Application, the following materials are hereby enclosed:

1. A cheque in the amount of \$20,370.00 made payable to the County of Wellington. GRCA has confirmed they will only charge an administrative fee of \$255.00 once the application is circulated.
2. Completed public consultation strategy form (hard and electronic copy);
3. Completed and signed Draft Plan of Condominium Application Form (1 hard copy + 2 copies) (Vacant Land);
4. A complete list of landowners and mailing address of all properties within 120 m of the subject lands have been forwarded by the Township of Centre Wellington under separate cover;
5. Four (4) copies of the Draft Plan of Condominium (hard copies) prepared by Van Harten dated August 28, 2026.

6. An electronic copy of the Draft Plan of Condominium in AutoCAD and PDF format.
7. An electronic submission of all the reports/studies as it relates to this application including the following:
 - Site Plan Approved prepared by the Township of Centre Wellington dated May 22, 2026.
 - Approved Site Plan prepared by GSP Group dated May 21, 2026, Revised March 16, 2026.
 - Detailed Civil Drawing prepared by GEI, dated May 5, 2026.
 - Final Design Brief prepared by GEI, dated May 5, 2026.
 - Hydrogeological Report prepared by GEI, dated January 28, 2026.
 - Stormwater Management Report prepared by GEI, dated May 5, 2026.
 - Lighting Plan prepared by Mighton Engineering dated July 2025, Revised April 21, 2026.
 - Landscape Plans prepared by Hill Design Studio, dated May 7, 2026.
 - Tree Preservation Plan dated October 2024, revised March 17, 2026.
 - Salt Management Plan prepared by GEI dated February 17, 2026.
8. One (1) hard and (1) electronic copy of the Parcel Register.

We trust that the above is sufficient to proceed with the circulation of the Draft Plan of Condominium application. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
GSP Group Inc.



Valerie Schmidt, MCIP, RPP
Development Planning Manager
vschmidt@gspgroup.ca



Dylan Schnurr, BES
Planner / Urban Designer
dschnurr@gspgroup.ca

Encl. (2).

cc Steven Wright – Wriighthaven Homes Limited