



SHAPING GREAT COMMUNITIES

July 6, 2026

File No. 21021

Attn: Mr. Brett Salmon, MCIP, RPP
Managing Director of Planning & Development
Township of Centre Wellington
1 MacDonald Square
Elora, Ontario
N0B 1S0

Attn: Ms. Meagan Ferris, MCIP, RPP
Manager of Planning and Environment
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Dear Mr. Salmon and Ms. Ferris:

**Re: Fergus Golf Club Redevelopment
8243, 8268-8282 Wellington Road 19, Township of Centre Wellington
Zoning By-law Amendment and Draft Plan of Subdivision**

On behalf of Fergus Development Inc. (the "Owner"), GSP Group is pleased to submit the following Zoning By-law Amendment and Draft Plan of Subdivision applications (the "Subject Applications") for the property located at 8243, 8268, and 8282 Wellington Road 19 (the "Site") for the Fergus Golf Club redevelopment.

The Site is located along the western side of 3rd Line, on both the northern ("NW Site") and southern ("SE Site") sides of Wellington Road 19. The Site is legally described as Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Road Allowances Between Lots 9 and 10, Concession 3 (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington.

Background

On July 17, 2023, the Township of Centre Wellington approved a Zoning By-law Amendment (By-law 2023-55) for the Site which established the site-specific zones that currently apply to the Site. For the SE Site, these zones included Residential R1A with Exception 15.30.5 (R1A.30.5), Open Space with Exception 15.30.4 (OS.30.4), and Environmental Protection (EP), and for the NW Site, Open Space Golf Course with Exception 15.29.8 (OS-GC.29.8) and Environmental Protection (EP). The County of Wellington approved the associated Plan of Subdivision (23T-22001) and Plan of Condominium (23CD-22001) associated with the zoning approvals for the Site.

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Proposed Development

Market conditions have evolved since the 2023 approvals, leading the Owner to refine the previously approved development concept to better respond to current market demands while maintaining the overall vision for the community. Accordingly, the Subject Applications have been resubmitted to reflect the refinements. As a result of these refinements, the Owner is proposing a change in tenure of the Proposed Development to be located within a draft plan of subdivision. A plan of condominium is no longer proposed, and the previous draft plan of condominium would be allowed to lapse or would be rescinded. Condition 48 of the previous Draft Plan of Condominium (23CD-22001, as mentioned above) states that the lapsing date is October 6, 2026.

The Owner is maintaining key elements of the original approvals such as the general subdivision layout and road configuration, while adjusting approaches to lotting and servicing. The following key changes are proposed to the 2023 approvals:

- The Proposed Development is now proposed as a plan of subdivision rather than a combination of plan of subdivision and plan of condominium. Upon final registration and final approvals, all rights of ways are proposed to be municipally owned by the Township of Centre Wellington. The residential lots within the 2023 approvals were proposed within a privately-owned common element plan of condominium within a broader plan of subdivision; a common elements plan of condominium is no longer proposed.
- The Proposed Development is now being proposed to be serviced by municipally-owned communal infrastructure, including a wastewater treatment plant, water treatment plant, and associated drinking water wells. This represents a change from the 2023 approvals, which contemplated private communal water and wastewater treatment plants and private wells which were to be operated and maintained by a private condominium corporation.
- As a result of market conditions and proposed change from private to municipal servicing, 446 residential lots are now proposed.
- To further support the change to a plan of subdivision, road right-of-way widths have been increased to 18 and 20 metres to meet municipal road standards and one parkette (0.13 hectares) and one large park (1.74 hectares) is provided.

Submission Materials

In support of the Subject Applications, the following studies are included with this submission:

- Completed and signed Zoning By-law Amendment Application Form;
- Completed and signed Draft Plan of Subdivision Application Form;

- Draft Plan of Subdivision dated July 3, 2026;
- Development Concept Plan prepared by GSP Group dated June 1, 2026;
- Completed and signed Source Water Protection Screening Form;
- Planning Justification Report prepared by GSP Group dated July 2026;
- Community Design Guidelines prepared by GSP Group dated July 2026;
- Functional Servicing Report prepared by RJ Burnside & Associates dated July 2026;
- Stormwater Management Report prepared by RJ Burnside & Associates dated July 2026;
- Water/Wastewater Servicing Study prepared by Ainley and Associates dated June 30, 2026;
- Environmental Impact Assessment Addendum prepared by Beacon Environmental dated July 2, 2026;
- Detailed Environmental Noise Report prepared by Jade Acoustics dated July 2, 2026;
- Urban Transportation Considerations Report prepared by BA Group dated July 2026;
- Stage Two Archaeological Assessments prepared by WSP dated May 15, 2023, and March 12, 2024;
- Ministry of Citizenship and Multiculturalism Clearance Letters for Stage 2 Archeological Assessments dated May 16, 2023, and March 15, 2024
- Detailed Geotechnical Report prepared by Gemtec dated June 5, 2026;
- Updated to Hydrogeological Investigation Report prepared by Gemtec dated July 2, 2026;
- Water Balance Assessment Addendum prepared by Gemtec dated July 2, 2026;
- Environmental Comments Regarding Revised Development Concept prepared by Gemtec dated July 6, 2026;
- Phase One Environmental Site Assessment Update prepared by Gemtec, dated May 30, 2024;
- Water Supply Investigation prepared by Gemtec, dated July 2, 2026
- Fiscal Impact Study prepared by KPEC dated July 2, 2026;

- Minimum Distance Separation Study Opinion prepared by Stovel and Associates Inc dated July 2, 2026; and,
- Arborist Report Addendum prepared by Beacon Environmental, dated July 2, 2026.

The following cheques will be delivered to the respective municipalities for the required application fee(s) under separate cover:

- **\$17,268.00** made payable to the Township of Centre Wellington for the required Zoning By-law Amendment fee;
- **\$49,965.00** made payable to the Township of Centre Wellington for the required Draft Plan of Subdivision fee;
- **\$25,074.00** made payable to the County of Wellington for the required Draft Plan of Subdivision application fee for major revision, including per lot fee; and,
- **\$34,170.00** made payable to the Grand River Conservation Authority for the required Draft Plan of Subdivision review fee including per net hectare fee (capped at \$30,000.00 total), Zoning Bylaw Amendment review fee, and applicant driven modification fee.

I trust that the enclosed is sufficient to circulate and deem the Subject Applications complete. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
GSP Group Inc.



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Encl. (23)

cc Theyonias Manoharan – Fergus Development Inc. c/o Geranium
 Bobby Wang – Fergus Development Inc. c/o Geranium
 Dylan Schnurr – GSP Group