



February 18, 2022

Project 21021

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

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

Dear Mr. Salmon and Ms. Ferris:

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

On behalf of 883892 Ontario Limited o/a Fergus Development Inc. c/o Geranium (our "Client"), we are pleased to submit the above-noted planning applications for the proposed redevelopment of the southern parcel of the Fergus Golf Club.

The Fergus Golf Club (the "Site", "Subject Site") is located at 8243, 8268 & 8282 County Road 19, along the western side of 3rd Line, on both the northern ("NW Site") and southern ("SE Site" or "former Fairview Golf Club") sides of Wellington Road 19 (the "Subject Site"). The Subject Site is legally described as Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Lots 10 and 11, Concession 3 and Part of Road Allowances Between Lots 10 and 11, Concession 3 (stopped up and closed by by-law No. 74) (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington.

The proposed redevelopment of the Subject Site focuses primarily on the SE Site, where our Client proposes to modify the existing approvals for a rural, recreation-based residential condominium community. A joint pre-consultation meeting with the County and Township was held on November 4, 2021.

The enclosed development applications propose 118 single detached lots serviced by private, communal water and wastewater servicing to be developed as part of an overall plan of condominium in association with maintaining the existing 18-hole golf course situated on the NW Site, together with the existing clubhouse, driving range, maintenance facilities and parking area.

The following material is enclosed to accompany the applications:

- Completed Official Plan Amendment Application Form
- Completed Zoning By-law Amendment Application Form
- Completed Draft Plan of Condominium Application Form
- Completed Draft Plan of Subdivision Application Form
- Public Consultation Strategy Form
- Source Water Protection Screening Form
- Easement Document for Instrument number WC2639
- Draft Plan of Subdivision prepared by GSP Group
- Draft Plan of Condominium prepared by RPE Surveying Ltd.
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Planning Justification Report by GSP Group
- Community Design Guidelines by GSP Group
- Functional Servicing Report by RJ Burnside & Associates
- Stormwater Management Report by RJ Burnside & Associates
- Servicing Study by The Municipal Infrastructure Group
- Environmental Impact Assessment by Beacon Environmental
- Environmental Noise Report by Jade Acoustics
- Transportation Considerations by BA Group
- Stage 1 Archaeological Assessment by Golder
- Preliminary Geotechnical Investigation by Golder
- Hydrogeological Investigation by Golder
- Water Supply Investigation by Golder
- Phase I ESA by Golder
- Fiscal Impact Study by Altus Group
- Minimum Distance Separation Report by Stovel and Associates Inc.

Payment of the following application fees is being delivered directly to the Township of Centre Wellington and County of Wellington under separate cover for appropriate distribution. A digital copy of the cheques is provided in the electronic submission.

- A cheque in the amount of \$12,216.00 payable to the Township of Centre Wellington, being the Township's Zoning By-law Amendment fee;
- A cheque in the amount of \$78,160.00 payable to the County of Wellington, being the County's application fees for:
 - Official Plan Amendment
 - Draft Plan of Subdivision; and
 - Draft Plan of Condominium.
- A cheque in the amount of \$31,520.00 payable to the Grand River Conservation Authority, being the GRCA's Draft Plan of Condominium review fee.

To assist with the review of this material we would like to propose a round-table technical charrette with review departments and agencies together with our Client's technical team to provide an overview of the proposal and the technical material and to respond to any preliminary questions.

We trust you will find the enclosed information to be in good order and that the material is sufficient to deem the applications complete. We look forward to working with your teams at the Township and County in the coming months as your review proceeds. Should you have any questions in the meantime, please do not hesitate to reach out to myself or Evan Wittmann in our Kitchener office.

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc Client