

PLANNING JUSTIFICATION REPORT

968 St. David Street North, Fergus



EXECUTIVE SUMMARY

This Planning Justification Report ('Report') has been prepared as part of the complete application submissions for an Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision applications for the proposed residential development of the property municipally known as 968 St. David Street North in the County of Wellington ('Subject Property' or 'Subject Lands').

At this time, the applicant is advancing applications to amend both the County of Wellington and Township of Centre Wellington Official Plans to bring the subject lands into the settlement boundary and designate and zone the lands for residential purposes. The subject lands are currently slated to be brought into the settlement boundary as part of the County of Wellington's ongoing Official Plan review. A Draft Plan of Subdivision applications showing the proposed redevelopment of the subject lands with associated road network and stormwater management pond is also included ('Proposed Development').

This Report discusses the existing conditions of the subject property, the neighbourhood context of the site, the existing land use planning controls which apply, the required land use planning applications, and the land use planning rationale with respect to the same, and the required supporting studies.

Specific consideration has been given to assessing the existing land use planning development controls which currently apply to the lands and the suitability of these lands. Based on our review of the subject lands and its context, as well as the planning policy framework and/or controls, it is our opinion that the subject lands would be better planned as a residential development.

This Report provides land use planning opinion that the proposed development has regard for the matters of Provincial interest as set out in the Planning Act, is consistent with the Provincial Planning Statement, and conforms to the Wellington County Official Plan, and the Township of Centre Wellington Official Plan and Zoning By-Law.

This Report was prepared by Up Consulting Ltd., who have been retained as the consulting land use planner and urban design consultant for the proposed development to provide independent land use planning analysis and opinion. This Report, including the opinions and recommendations set out herein, has been prepared by a member in good standing with the Ontario Professional Planners Institute and the Canadian Institute of Planners.

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1. INTRODUCTION

This Planning Justification Report ('Report') has been prepared as part of the submission for an Official Plan Amendment (County and Local), Zoning By-Law Amendment and Draft Plan of Subdivision applications for the proposed residential development of the property municipally known as 968 St. David Street North in the County of Wellington ('Subject Property' or 'Subject Lands').

At this time, the applicant is advancing applications to amend both the County of Wellington and Township of Centre Wellington Official Plans to bring the subject lands into the settlement boundary and designate the lands accordingly. The subject lands have previously been recommended for inclusion within the settlement boundary as part of the County of Wellington's ongoing Official Plan review and through the April 11th, 2023, ministerial amendment which also include the adjacent lands to the north.

As part of the application package, an Official Plan Amendment and Zoning By-law Amendment application to redesignate and rezone the proposed blocks are included to facilitate the proposed development. A Draft Plan of Subdivision showing the proposed redevelopment of the site for residential and mixed-use purposes with associated road network and stormwater management pond is also included ('Proposed Development').

This Report discusses the existing conditions of the subject property, the neighbourhood context of the site, the existing land use planning controls which apply, the required land use planning applications, and the land use planning rationale with respect to the same, and the required supporting studies.

Specific consideration has been given to assessing the existing land use planning development controls which currently apply to the lands and the suitability of these lands. Based on our review of the subject lands and its context, it is our opinion that the subject property is an appropriate location for the proposed residential and mixed-use development.

This Report provides land use planning opinion that the proposed development has regard for the matters of Provincial interest as set out in the Planning Act, is consistent with the Provincial Planning Statement, and conforms to the Wellington County Official Plan, and the Township of Centre Wellington Official Plan and Zoning By-Law.

Please note that County/Centre Wellington is currently undergoing a OPA to review their urban boundary expansions. It is our opinion that these applications for OPA/ZBA/Draft Plan of Subdivision are appropriate at this time. As per the March 3rd, 2025 Public Information meeting, the subject lands are recommended for inclusion. Should the County include these lands as part of their review process, the applicant will withdraw this Official Plan Amendment application, as it will be redundant.

This Report was prepared by Up Consulting Ltd., who have been retained as the consulting land use planner and urban design consultant for the proposed development to provide independent land use planning analysis and opinion. This Report, including the opinions and recommendations set out herein, has been prepared by a member in good standing with the Ontario Professional Planners Institute and the Canadian Institute of Planners.

2. SITE DESCRIPTION

The subject property is municipally addressed as 968 St. David Street North, Township of Centre Wellington and known legally as Part Lot 18, CON 16 Nichol as in ROS228713 ('Subject Property' or 'Subject Lands').

The location of the subject property is shown on Figure 1. The subject property is located on the east side of St. David Street North and Highway 6, north of Gordon Street, and west of Gartshore Street, immediately north of the Fergus urban area.

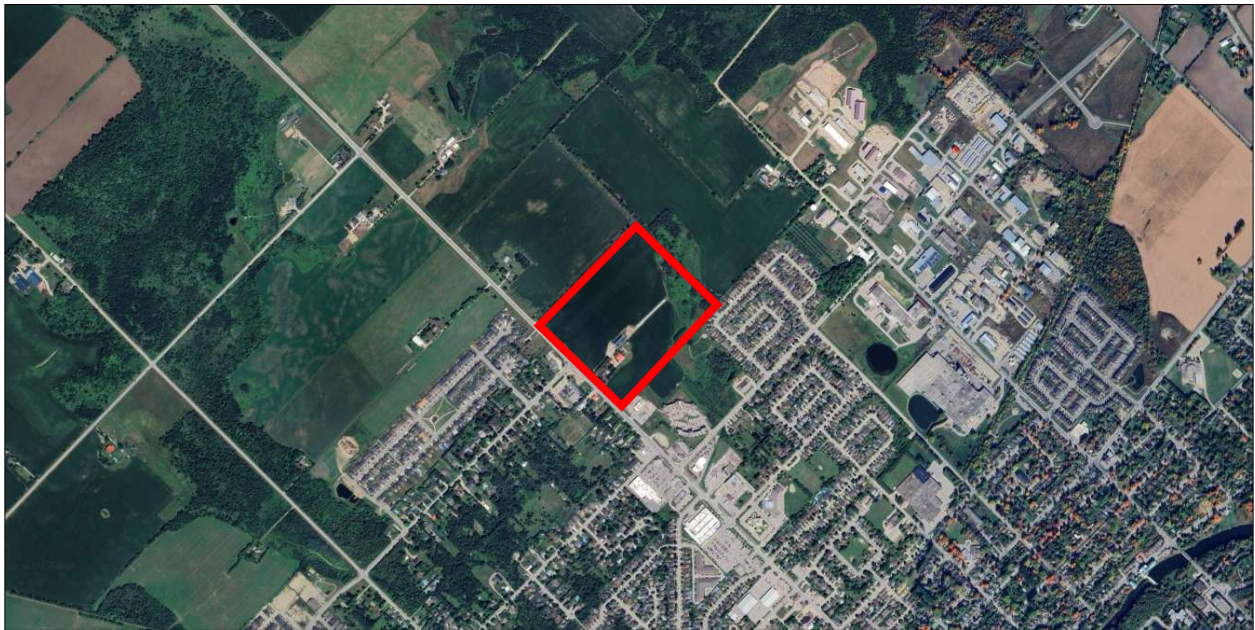


Figure 1: Location of Subject Property (Source: Google Earth)

The subject lands have a total area of +/-196,386 square metres in area with a frontage of +/-412 metres on St. David Street North. The subject lands are currently used for agricultural purposes, with the exception of residential areas along St. David Street North, as well as forested areas in the northeast portion of the site.

The subject property contains one (1) single-detached dwelling and agricultural accessory uses (i.e. barns and silos), as shown on Figure 4 and 5. The single detached dwelling has heritage significance and will be preserved and maintained in place as recommended through the Heritage Impact Assessment prepared by CHC Limited. The Assessment also concludes that the accessory buildings (i.e. barns and silos) do not have heritage significance, and as such, will be demolished to facilitate the proposed development.

It is also noted that the site contains significant natural heritage features along the northeast portion of the site, which is approximately 28,520 sq. m in size. An Environmental Impact Study was prepared by Dougan and Associates to assess the features on the properties. The Study recommended several actions to take in order to minimize or avoid potential negative impacts to the natural features including a 10-metre buffer which has been summarized in Section 9 of this Report.



Figure 2: Street view of subject property (Source: Google Maps)



Figure 3: Existing single-detached dwelling and agricultural accessory uses (Source: Google Maps)



Figure 4 & 5: Existing single-detached dwelling on subject property (Source: HIA)

3. CONTEXT ANALYSIS

The subject lands are located immediately north of the existing Fergus Settlement Area boundary. The lands south, east and west of the subject lands are generally urbanized, while those to the north are rural lands for agricultural purposes, with natural heritage features and hedgerows throughout.

The area surrounding the subject lands to the south is characterized by residential uses. Single-detached dwellings are the most common form of housing, however, several medium density residential buildings are found in the area, including two (2) four-storey apartment buildings on 165 and 169 Gordon Street as well as a mix of single-detached dwellings and rowhouses within the subdivision north of Side Road 18 and west of Highway 6, and the subdivision north of Gordon Street and southeast of the subject lands.

The broader neighbourhood also contains a mix of uses, including commercial and institutional uses, as well as parks and trails. Commercial uses, such as restaurants, hotel, gas station, department store, grocery store, garden centre, car dealership, and health care facilities, are located south of the subject lands along St. David Street North. There are several schools and churches in the area, including St. Joseph's Church and Catholic School, Victoria Terrace Public School, and Bethel Baptist Church. Several parks and trails are also located close to the subject property, including Gibbons Park Drive and Trail, and Harper Crescent Park.

Further, there is an industrial area located west of Gartshore Street. Within the area, industrial uses such as manufacturing, auto services, suppliers, and storage units are found. Two (2) electric utility companies are also located along this road, namely Centre Wellington Hydro and Nexans Canada.

The subject lands are located on the east side of Highway 6, classified as a Provincial Highway in the County of Wellington Official Plan (Schedule B1 - Centre Wellington Land Use). Highway 6 connects Fergus to the Arthur Settlement Area in the north and the City of Guelph in the south which extends further to Highway 401. Fergus has connectivity to Belwood in the northeast via Garafraxa Street East, Elora in the west via St. Andrew Street West and Belwood Lake Conservation Area in the east via Belsyde Avenue which further connects to Orangeville.

The County of Wellington or the Township of Centre Wellington currently do not have an established public transit network. However, the subject lands are well connected regionally and have on-demand transit access to nearby communities. Residential development on the subject lands will further position Fergus to support a multi modal transportation system through transit supportive densities.

Figure 6 below, along with the following table, shows existing buildings and points of interest within close proximity to the site.

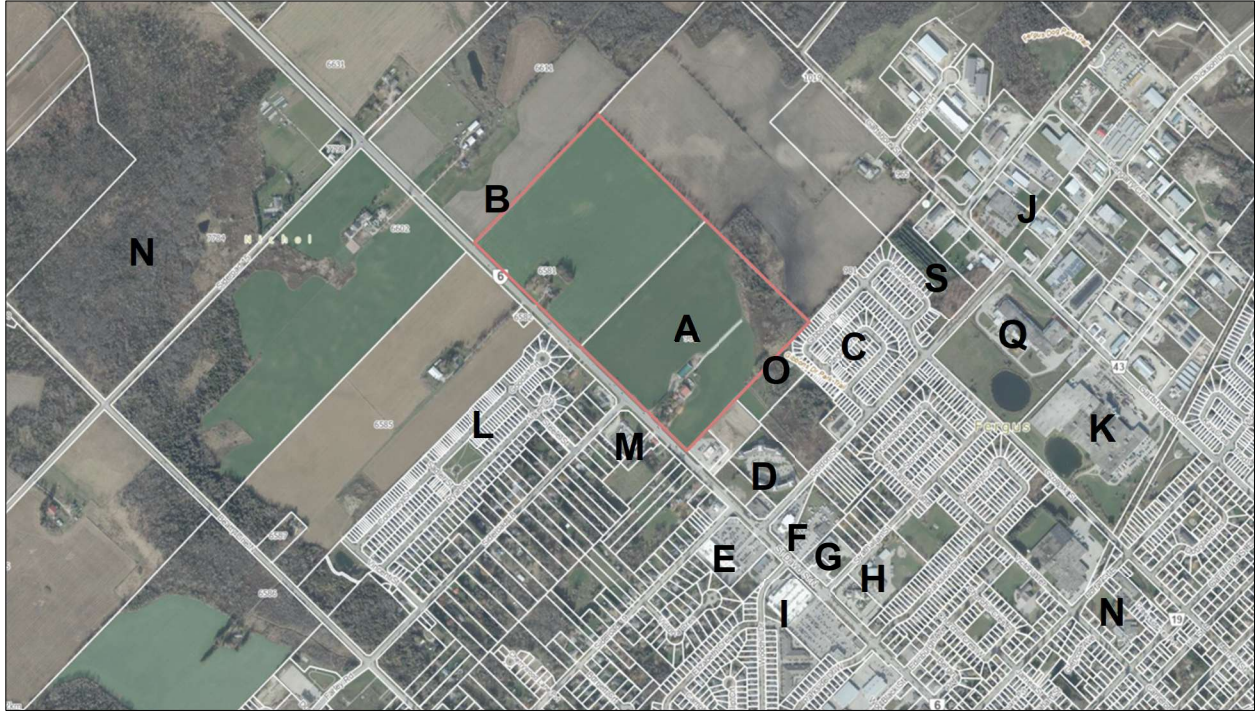


Figure 6: Context Map (Source: Region of Waterloo GIS Portal)

Identifier	Description
A	Subject Property (968 St. David Street North)
B	Agricultural Uses (Figure 7)
C	Single-Detached Neighbourhood
D	Two (2) Four-Storey Apartment Buildings (Figure 8)
E	Multi-Unit Commercial Plaza
F	Car and Trailer Dealership
G	Best Western Hotel, Tim Hortons, and gas station (Esso)
H	St. Joseph's Church & Catholic School (Figure 10 & 11)
I	Walmart
J	Industrial Uses
K	Nexans Canada Inc (Figure 15)
L	Residential Neighbourhood (Figure 9 & 10)
M	Garden Market/Nursery
N	Victoria Terrace Public School
O	Gibbons Drive Park and Trail
P	Harper Crescent Park
Q	Priority Pallet Inc. (Pallet Supplier)



Figure 7: Agricultural uses located north of the subject property on Highway 6 (Source: Google Maps)



Figure 8: Two (2) four-storey apartment buildings on 165 and 169 Gordon Street (Source: Google Maps)



Figure 9: Single-detached dwellings on Gibbons Drive (Source: Google Maps)



Figure 10: Rowhouses on Gibbons Drive (Source: Google Maps)



Figure 11: St. Joseph Catholic School at 150 Strathallan St (Source: Google Maps)



Figure 12: St. Joseph's Church at 760 St. David St N (Source: Google Maps)

4. OVERVIEW OF PROPOSED DEVELOPMENT

As noted previously, the overarching purpose of the applications are to bring the subject lands into the Fergus Settlement area and designate the lands for residential purposes in both the County and Township Official Plans.

The development proposes to include a mix of low to medium density residential blocks comprising of a total of approximately 221-323 units. The unit mix comprises of approximately 62-88 single detached dwellings, 80-118 street townhouses, 71-102 medium density dwelling units, and 8-14 mixed-use units. The existing heritage home will remain in its own block (Block 22).

The Draft Plan of Subdivision shows the proposed blocks and lotting fabric, associated road network, stormwater management facility, natural heritage feature with setbacks and recreational areas. The proposed lot fabric also aims to facilitate connectivity to the adjacent properties for future development.

Vehicular access to the proposed development is provided from St. David Street North through a 26 metre wide street (Street B) with landscaped boulevard. All internal streets shown on the Draft Plan are to be conveyed to the municipality as public right-of-ways. The internal streets range in width from 20 metres to 26 metres.

Parking for single detached dwellings and street fronting townhouse dwellings would be provided in private driveways and garages, while stacked townhouse blocks would have parking provided in centralized parking areas to be determined through the site plan approval process and detailed design process.

a) Mix of Residential Uses

The proposed development contemplates a mix of low and medium density residential dwellings for a total of approximately 221-323 units as shown in Figure 14. The unit mix comprises of approximately 62-88 single detached dwellings, 80-118 street townhouses, 71-102 medium density dwelling units, and 8-14 mixed-use units. The proposed single detached dwellings unit count includes the existing heritage dwelling that will be preserved on the subject lands by creating separate lots for this dwelling (Block 22). The proposed development unit breakdown is provided in Figure 13. The proposed development results in a total net density of up to 20.9 units per hectare and 63.8 people and jobs per hectare.

The single detached dwellings will have frontage ranging from 11 metres (36 feet) to 15 metres (50 feet) and the street townhouses have frontages ranging from of 5.5 metres (18 feet) to 8.3 metres (27 feet). The mixed-use dwelling units are located central to the subject lands, adjacent to the central park block.

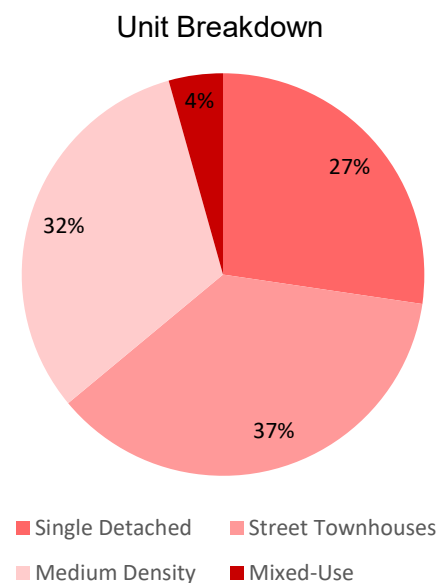
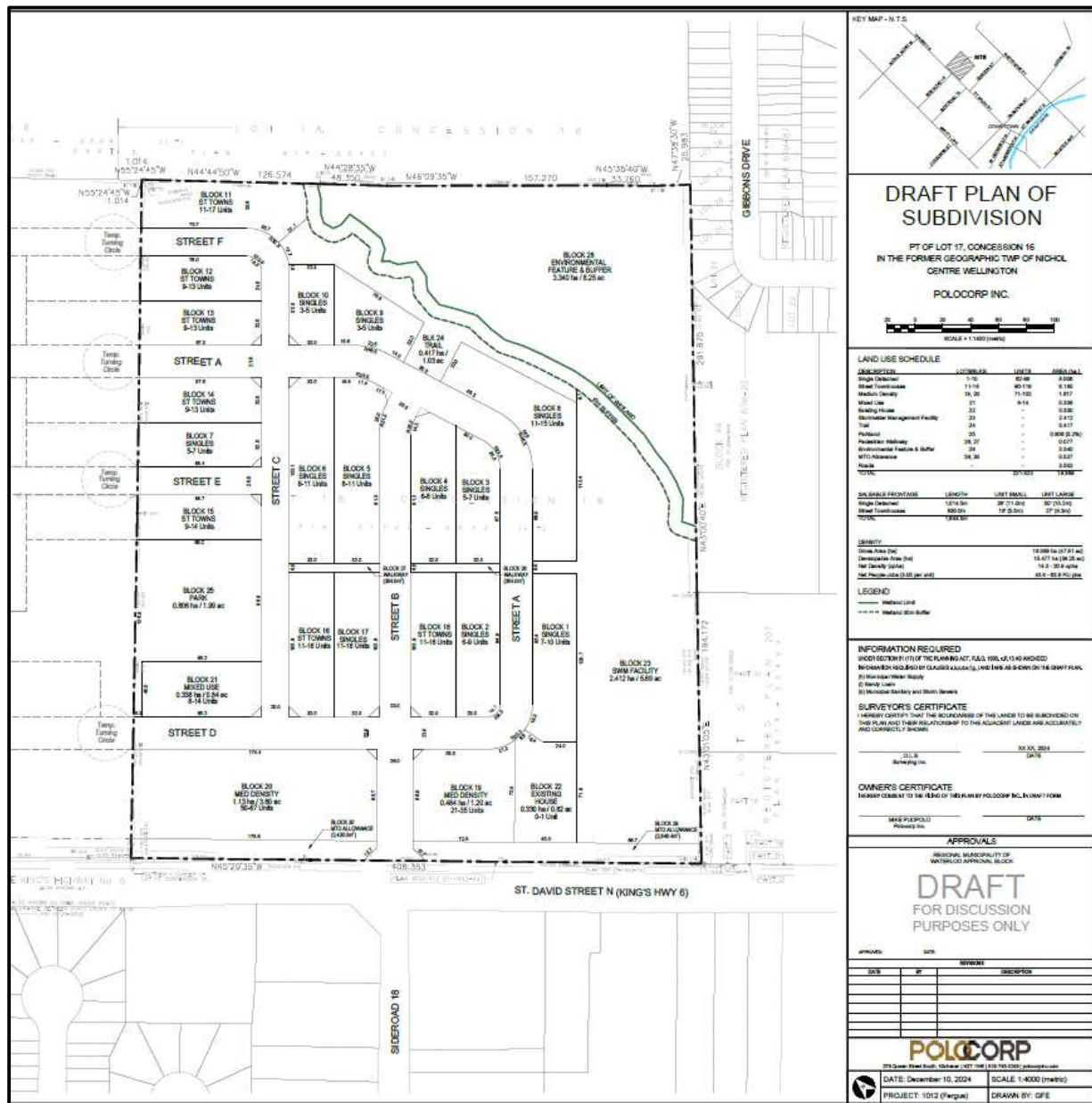


Figure 13: Proposed Unit Breakdown



Parking for single detached dwellings and street fronting townhouse dwellings is provided via individual garages attached to each unit, while parking for the stacked townhouse dwellings is provided through surface parking spaces, which will be determined through detailed design stage.

c) Amenity Areas and Landscaping

The proposed development contemplates a central common park area (0.8 ha) identified as Block 25 in the Draft Plan in Figure 14. There is another parkette (0.4 ha) also proposed in the northeast corner adjacent to the wetlands. A continuous pedestrian walkway on proposed along municipal streets and mid-block walkways connections are also anticipated to enhance the walkability of the proposed development while providing active recreational opportunities in the community.

A wooded area and wetland are located in the southeastern portion of the subject lands and will be protected with natural buffers of a minimum of 10 metres width. The location of the stormwater management pond adjacent to the wetland supports its ecological function and minimizes disturbance to the natural heritage features.

The proposed development contemplates private amenity areas in the rear yard for single detached dwellings and street fronting townhouse units.

d) Site Servicing

The proposed development will be serviced via existing municipal water and sanitary servicing on Highway 6. The existing sanitary sewer on Highway 6 terminates just south of Side Road 18 and an extension in the northerly direction along Highway 6 to the subject lands is required. Staff have confirmed that there is sufficient capacity in the existing 200 mm sanitary sewer and downstream wastewater treatment plan (with scheduled upgrades for 2029) to service the proposed development. Sanitary servicing for the proposed development can be provided via gravity connection to the existing sanitary sewer.

The existing watermain on Highway 6 terminates just south of Side Road 18, and an extension to the subject lands is required. This extension can be completed at the same time as the sanitary sewer extension to minimize disruption and restoration along Highway 6.

Extension of the trunk storm sewer is not required to support the proposed development. A stormwater management facility (2.4 hectares) with required quantity and quality controls is proposed adjacent to the wetland and along the southern property line. A summary of the proposed Functional Servicing Report can be found in Section 9 of this report.

e) Future Development

The proposed development aims to consider the future development of the adjacent properties to the east and north. The proposed development provides connections for future road allowances to the adjacent properties.

Specifically, the property adjacent to the north, also owned by the applicant, is contemplated for future residential development. Should this northern property be brought into the Fergus settlement area boundary in the future, this northern property will be well-designed and integrated with the proposed development.

5. REQUESTED LAND USE PLANNING APPROVALS

In order to permit the proposed development a Official Plan Amendment (County and Local), Zoning By-Law Amendment and Draft Plan of Subdivision applications are proposed. Details of these required planning applications are provided as follows:

County of Wellington Official Plan Amendment:

- 1) To incorporate the subject lands within the “Primary Urban Centre” and “Designated Greenfield Area” boundary of the Township of Centre Wellington in Schedule A (County Growth Structure).
- 2) To incorporate the subject lands within the County’s “Primary Urban Centre” and “Designated Greenfield Area” boundary in Schedule A1 (County Growth Structure – Centre Wellington).
- 3) To redesignate the subject lands from “Agricultural” to “Primary Urban Centre” of Fergus in Schedule B1 (Land Use – Centre Wellington).
- 4) To maintain the designation of “Core Greenlands” for the portion of land identified as a woodlot and wetland area in Schedule B1 (Land Use – Centre Wellington).

Township of Centre Wellington Official Plan Amendment:

- 1) To incorporate the subject lands within the Township’s Urban Boundary and “Built Boundary” in Schedule A-1 (Land Use Plan).
- 2) To redesignate the subject lands from “Agricultural” to “Residential” in Schedule A-1 (Land Use Plan), with the exception of the portion of land identified as a woodlot and wetland area
- 3) To redesignate the portion of land identified as a woodlot and wetland from “Agricultural” to “Core Greenlands” in Schedule A-1 (Land Use Plan) consistent with the County of Wellington Official Plan designation

Township of Centre Wellington Zoning By-Law Amendment:

- 1) To rezone a portion of the subject lands from “Agricultural (A)” in Schedule A (Zoning Map 75) to “Residential 2 (R2)”, “Residential 3 (R3)”, “Residential 4 (R4)”, and “Residential Mixed Use (R6)” as shown in the Draft Plan of Subdivision.
- 2) To rezone a portion of the subject lands that include the parkland blocks from “Agricultural (A)” to “Open Space Recreation (OS)” as shown in the Draft Plan of Subdivision.

Draft Plan of Subdivision:

- 1) To establish thirty (30) blocks for residential development, parkland, walkways, and a stormwater management facility
- 2) To create a subdivision block to protect the environmental feature with buffer area
- 3) To incorporate a road network to be conveyed to the Township upon approval of the Draft Plan

6. LAND USE PLANNING FRAMEWORK

Land use planning and decision-making related to the same is guided by a range of legislation, policies, and plans set out at the Provincial, Regional (or County), Municipal/City and neighbourhood levels. The following subsections of this Report discuss the land use planning policy framework applicable to the subject property and how they have been considered in the proposed development applications.

a) Planning Act

The Planning Act, R.S.O. 1990 establishes the legal framework for land use planning in Ontario, and includes legislative direction with regards to Official Plans, Zoning By-Laws and Draft Plan approvals among other planning tools. The Planning Act also provides the Minister of Municipal Affairs and Housing with policy making authority to issue policy statements and plans to guide land use planning and development in the province, which is the basis for the Provincial Planning Statement.

The following subsections of this report provides an overview of the Planning Act as it applies to the proposed development and commentary relating to how the proposed development adheres to the direction set out therein.

i. *Matters of Provincial Interest*

Section 2 of the Planning Act sets out various '*Matters of Provincial Interest*'. In carrying out their responsibilities under the Planning Act, decision-makers must have regard to these Matters of Provincial Interest. Table 1 outlines the Matters of Provincial Interest set out in Section 2 of the Planning Act and commentary regarding how each matter has been considered, where applicable.

Provincial Interest	Demonstration of Regard
a) The protection of ecological systems, including natural areas, features, and functions;	The proposed development demonstrates regard for the protection of ecological systems by conserving the wetland located in the southeastern portion of the subject lands with appropriate buffers. An EIS was also prepared in support of the proposed development, as summarized in Section 9 of this Report. Additionally, the stormwater management pond is strategically located adjacent to the wetland to support its ecological function and to minimize disruption to the surrounding natural heritage features.
b) The protection of agricultural resources of the Province;	The development proposes to expand the Urban Settlement Boundary of the Town of Fergus in order to permit the development. The expansion

	of the settlement area is currently permitted with conditions under the updated PPS, as detailed within the Agricultural Impact Assessment prepared by Stantec Consulting Ltd. and summarized in Section 9 of this Report.
c) The conservation / management of natural resources and the mineral resource base;	Not applicable.
d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The proposed development demonstrates regard for the conservation of architecturally and culturally significant features by preserving the single detached dwelling located on the subject lands, which has been noted for its heritage significance. A Heritage Impact Assessment prepared by CHC Ltd., as summarized in Section 9 of this Report, has been conducted as part of the supporting studies, which identify features of significant archaeological interest.
e) The supply, efficient use, and conservation of energy and water;	The proposed development will connect to existing services on St. David Street North, representing a logical extension and wise use of existing infrastructure.
f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development demonstrates regard for the adequate provision and efficient use of transportation, sewage, and water services by incorporating vehicular access from St. David Street North, extending municipal water and sanitary services to the subject lands, and providing a stormwater management pond with quality and quantity controls.
g) The minimization of waste;	The proposed development will incorporate several sustainable elements which include considering options to reuse building materials (as viable for the project) and utilize the existing waste/garbage pickup services provided by the

County.	
h) The orderly development of safe and healthy communities;	The proposed development demonstrates regard for the orderly development of safe and healthy communities by proposing a mix of residential units, recreational areas, a central amenity space, and a connected road network. The design of the development encourages walkability and provides opportunities for active recreation within the community.
i) The accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies;	The proposed development will be designed to meet or exceed the requirements set out in AODA and the OBC, as applicable.
j) The adequate provision and distribution of educational, health, and recreation;	The proposed development has regard for the adequate provision and distribution of recreational facilities by proposing a central common amenity area, a parkette, and a continuous trail system to enhance walkability and recreational opportunities for future residents.
k) The adequate provision of a full range of housing, including affordable housing;	The proposed development will provide adequate provision of a full range of housing by proposing a mix of low and medium density residential dwellings, including single detached homes, street fronting townhouses, stacked townhouses, and mixed-use townhouses.
l) The adequate provision of employment opportunities;	There is one (1) mixed-use block currently proposed to include employment and residential uses adjacent to the park block to encourage walkability.
m) The protection of the financial and economic well-being of the Province and its municipalities;	The development will be subject to municipal fees including development charges, planning/building/engineering fees and parkland contributions.

n) The co-ordination of planning activities of public bodies;	The County/Township will circulate the application for comments from relevant public bodies to obtain feedback on the application(s).
o) The resolution of planning conflicts involving public and private interests;	The applicant is committed to working with relevant agencies to resolve comments/concerns received through the consultation process.
p) The protection of public health and safety;	The proposed development is not anticipated to have adverse negative impacts to public health and safety. The development intends to be fully AODA compliant with amenity areas facilitating outdoor activities and supporting public health.
q) The appropriate location of growth and development;	The subject lands are an appropriate location for growth and development. The proposed development is located along Highway 6, a major arterial roadway, and on the northwestern edge of the Fergus Settlement Area. Development at this location would provide continuity to existing urbanized lands. The proposed development will provide a mix of residential and mixed-use dwellings, contributing to the diversity of housing options available in the area. The development's proximity to existing urbanized lands to the south and west, as well as to nearby municipal services and amenities, further demonstrate the suitability of the location for the proposed development.
r) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The proposed development is planned to accommodate various sustainable design elements with a pedestrian-friendly focus, featuring a connected road network, accessible amenity areas, and dedicated recreational spaces. Although Fergus does not currently have public transit infrastructure, the proposed development supports transit supportive densities, creating opportunities for the provision of future public

	transit services within the Township.
s) The promotion of built form that, i) is well-designed, ii) encourages a sense of place, and iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.	The proposed development responds to the Township Official Plan Community Design policies and guidelines in Section 6.d.viii) of this report.

Based on the foregoing, it is our opinion that the proposed development has regard for the matters of Provincial interest as set out in the Planning Act.

b) Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS), 2024 is issued under Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the previous version of the PPS and the Growth Plan for the Greater Golden Horseshoe, which were issued in 2020. Approval authorities, including Council of the Township of Centre Wellington, in carrying out their responsibilities under the Planning Act, are to ensure that their decisions “are consistent with” the PPS.

The PPS builds upon the policy direction expressed in the Planning Act (“Matters of Provincial Interest”) related to land use planning, which supports the Provincial goal of enhancing the quality of life for all citizens of Ontario. The focus of the PPS is on supporting a strong and competitive economy by increasing the supply and variety of housing options, by prioritizing compact and transit-supportive design, by optimizing investments in infrastructure and public service facilities, by recognizing the unique role of Indigenous communities, and by directing growth and development within existing urban and rural settlements to protect natural resources for the long-term, including natural areas, water, aggregates and agricultural lands.

The PPS is to be read in its entirety and applicable policies are to be applied to specific situations/applications. The following table provides a summary of relevant policies of the PPS and describes how the proposed development is consistent with this policy direction.

Section	Policy	Discussion of Consistency
Planning for People and Homes		
2.1.4	Providing an appropriate range and mix of housing options and densities by: a) Maintaining at all times the ability to accommodate	The proposed development will contribute to a range and mix of housing options which helps maintain the ability to accommodate residential

	residential growth for a minimum of 15 years through lands which are designated and available for residential development; and b) Maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.	growth. a) The proposed development will facilitate up to 323 new residential units on previously undeveloped land, contributing to the 15-year residential growth capacity. b) As demonstrated by the Functional Servicing Report prepared by GEI, there is sufficient existing and planned municipal servicing capacity to support the development, ensuring a three-year supply of serviced residential units.
1.1.3.1	Achieving complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and	a) The proposed development accommodates a range and mix of housing options. It also integrates recreational areas such as parkettes, alongside a network of pedestrian walkways/sidewalks. The development's proximity to existing commercial and institutional facilities within the broader community supports the creation of a complete community. b) The ultimate development of the subject lands will be designed to meet or exceed the requirements set out in AODA and OBC. c) By providing a range of housing options and integrating accessible community amenities, the

	incomes, including equity-deserving groups.	development establishes vibrancy while providing housing options for various income levels.
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Housing

2.2.1	Providing for an appropriate range and mix of housing options and densities required to meet projected needs of current and future residents of the regional market area	The proposed development consists of a range and mix of housing options by providing a mix of single detached dwellings, street-fronting townhouses, and stacked townhouses. The variety of housing options will contribute to housing supply and needs of current and future residents with diverse household sizes.
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Settlement Areas

2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The proposed development is located at the northwestern edge of the Fergus settlement area boundary. The development is adjacent to existing urbanized lands to the south and west, as well as to nearby services and amenities. The subject lands are an appropriate location for a new, well-planned community through the logical expansion of the Fergus settlement area.
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2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive	The proposed development demonstrates consistency with this policy as follows: a) The proposed residential and mixed-use development promotes efficient use of land that is proposed to be located within the urbanized land. b) The plan utilizes existing infrastructure by extending water and sanitary services along Highway 6 and integrates public service facilities and recreational areas, minimizing additional infrastructure demands. c) The inclusion of a continuous trail system, pedestrian walkways, and central amenity areas that encourage walkability within the community supports active transportation. d) The development supports transit supportive densities for future provision of public transit within the Township, as it is not currently available. e) Not Applicable. Highway 6 remains unchanged as a main arterial.
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2.3.1.3	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 and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The proposed development supports the achievement of complete communities by incorporating a diverse range of housing options and commercial uses, as well as providing amenities, such as parkettes, and an extensive trail network.
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Land Use Compatibility

3.5.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	The proposed development is primarily residential, and no major facilities are planned on the subject lands. Existing agricultural and industrial operations in the surrounding area have been identified and considered to ensure separation and to mitigate potential nuisances, thereby minimizing risks to public health and safety.
3.5.2	Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.	There are industrial lands located along Gartshore Street, which is approximately 1 km east of the subject lands which provides an appropriate buffer to minimize impacts of the industrial area/uses.

Waste Management

3.7.1	Waste management systems need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.	The proposed development includes planning for an integrated waste management system designed to accommodate both current and future needs. There is sufficient capacity in the existing 200 mm sanitary sewer and downstream wastewater treatment plan, as detailed within the Functional Servicing and Stormwater Management Design Report prepared by GEI Consultants Canada Ltd. and summarized in Section 9 of this Report.
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Natural and Human-Made Hazards

5.1.1	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	The proposed development takes into account the presence of the woodlot and wetland area located on the southeast corner of the subject lands. The development ensures that appropriate 10 metre buffer is established to protect these natural features as recommended in the Environmental Impact Study prepared by Dougan Ecology and summarized Section 9 of this Report.
5.3.2	Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	There is no indication of existing contaminants on the subject lands.

i. Settlement Area Boundary Expansions

Section 2.3.2 of the PPS 2024 provide policy directions with regards to Settlement Area Boundary Expansions. The subject lands are located within the proposed Settlement Area Boundary Expansion of the Fergus Settlement Area.

The County of Wellington has considered current and projected land use needs to accommodate population and employment growth. This is conducted through a Municipal Comprehensive Review (MCR) process, including a Land Needs Assessment (LNA), within its Townships.

In the following, the policy criteria under Section 2.3.2 are provided, along with a description of how the proposed development is consistent with the planning framework.

Policy	Consistency/Comment
1) In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following: a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;	The County's ongoing Official Plan review identified the need to expand existing settlement area boundaries within the Township of Centre Wellington to ensure a balanced approach to community land need and employment land need targets. This need is supported by population growth forecasts, residential and employment targets, and land availability considerations, as outlined within the Wellington County Official Plan. The proposed development, with its diverse mix of single-detached dwellings, townhouses, and mixed-use units, would support the Township and County's visions of meeting community land need targets by offering a range of housing options that accommodates a variety of demographic groups. Moreover, one (1) mixed-use block is proposed to include employment and residential uses near dedicated community amenity spaces, and parks and trails within the development to support future and existing residents in the Township.
b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;	As outlined within the County's Growth Management Strategy, Settlement Area Boundary Expansions should be directed to locations that can be efficiently serviced by existing or planned infrastructure and public service facilities. The Functional Servicing and Stormwater Management Design Report prepared by GEI

	Consultants Canada Ltd. confirms that the existing municipal water and sanitary services on St. David Street North have sufficient capacity to accommodate the proposed expansion, as summarized in Section 9 of this Report. As such, the proposed development supports the PPS directive to ensure that the development is phased in tandem with infrastructure capacity.
c) whether the applicable lands comprise specialty crop areas	Not applicable. The subject property is not located within a specialty crop area.
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	The PPS prioritizes directing growth to urban areas with limited agricultural impact. The subject lands are located on the northwestern edge of the Fergus settlement area, adjacent to the existing urbanized areas. This strategic location minimizes intrusion into prime agricultural areas and ensures that growth is concentrated in areas that are already transitioning to urban uses and will utilize existing municipal infrastructure. By focusing development adjacent to existing urban areas, the County's approach aligns with the PPS directive to avoid unnecessary fragmentation of agricultural lands. As shown on the Land Use map (Schedule B1) of the County's OP, the majority of lands surrounding the Fergus Settlement Area are classified as "Prime Agricultural Areas (PA)". There are no large tracts of non-prime agricultural lands immediately adjacent to the boundary of the Fergus Settlement Area, which creates difficulty in identifying alternative locations that would completely avoid the loss of agricultural lands. Therefore, any proposed Settlement Area Boundary Expansion within the Fergus Settlement Area will result in the conversion of prime agricultural lands. While there is a need to minimize the impact of development on prime agricultural areas, the proposed site located at the northwestern edge of the Fergus Settlement Area is adjacent to existing urbanized areas and public infrastructure. The location of the proposed development supports a

	logical location for expansion of the Settlement Area Boundary, as compared to other potential sites being isolated and thus cause greater fragmentation of agricultural lands. The location of the subject lands is contiguous to existing Built-Up areas, which confines urban growth to be more compact, thereby preserving the agricultural viability of other surrounding lands to the greatest extent possible. Given the constraints identified in Schedule B1, the subject property supports growth in a location that conforms to the PPS principles of minimal impact on the agricultural system.
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;	The Agricultural Impact & Minimum Distance Separation Assessment prepared by Stantec is summarized in Section 9 of this Report. There were five (5) known livestock operations identified in proximity to the subject property. The assessment found no setback encroachments and therefore, complies with the Minimum Distance Separation formulae.
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and	The Agricultural Impact & Minimum Distance Separation Assessment prepared by Stantec is summarized in Section 9 of this Report. As noted in the <i>Settlement Area Boundary Expansion Recommendation Report</i> endorsed by Township Council on October 28th 2024, expanding into Prime Agricultural Areas cannot be avoided, as all land outside the Fergus Urban Centre is a Prime Agricultural Area. To mitigate loss of farmland, development into these areas should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.
g) the new or expanded settlement area provides for the phased progression of urban development.	The County of Wellington's Official Plan emphasizes the importance of a staged approach to urban growth. The proposed development supports a phased progression by concentrating growth adjacent to existing built-up areas, thereby

	allowing for an efficient extension of services and minimizing fragmented development. The proposed development also considers the phased future development of the adjacent properties should they obtain the necessary planning approvals to permit these properties to be developed. The County's MCR process highlights the importance of logical growth patterns that make use of existing infrastructure and services, which is consistent with the intent of the development to enhance the existing urban fabric of the Fergus Settlement Area, rather than create isolated pockets of new development.
2) Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available	This policy does not apply as the purpose of the application is not the establishment of a new settlement area, but rather the expansion of the existing Fergus Settlement Area.

In summary, the proposed development is consistent with the intent of the PPS 2024 policies, with regards to Settlement Area Boundary Expansions. The development concentrated growth within an existing urbanized area, provides a diverse range of housing options, and utilizes existing public infrastructure and services. The proposal does not impact Specialty Crop Areas, minimizes impacts on the agricultural system and complies with the MDS formulae.

Based on the foregoing, it is our opinion that the proposed development is consistent with the PPS 2024.

c) County of Wellington Official Plan

The Wellington County Official Plan sets out policy direction to the physical development of the County, its local municipalities and to the long-term protection of County resources over a 20-year planning horizon. The Official Plan was approved by the Ministry of Municipal Affairs on April 13, 1999, and came into effect on May 6, 1999. It was last updated in July 2024.

i. Primary Urban Centre Expansion

Section 4.8.2 of the Official Plan outlines policies with regards to the expansion of Primary Urban Centres within the County. It notes that a primary urban centre expansion may only occur as part of a municipal comprehensive review and is subject to several criteria as highlighted in Section 4.8.2.

However, as part of the updated PPS 2024, the County of Wellington notes that municipalities are no longer required to identify settlement area expansions as part of a municipal comprehensive review (Growth Plan, 2020) or a comprehensive review (PPS, 2020), which allows for a more flexible approach to urban and rural settlement area boundary expansions. As such, the proposed development is no longer subject to a municipal comprehensive review process.

Moreover, the County/Centre Wellington are currently reviewing urban boundary expansions where the subject lands are recommended for inclusion as per the March 3rd, 2025, Public Information meeting. It is our opinion that these applications for OPA/ZBA/Draft Plan of Subdivision are appropriate at this time. Should the County include these lands as part of their review process, the applicant will withdraw this Official Plan Amendment application, as it will be redundant.

The subject lands are located at the northern edge of the Fergus Settlement Area, as shown in Figure 15 & 16.

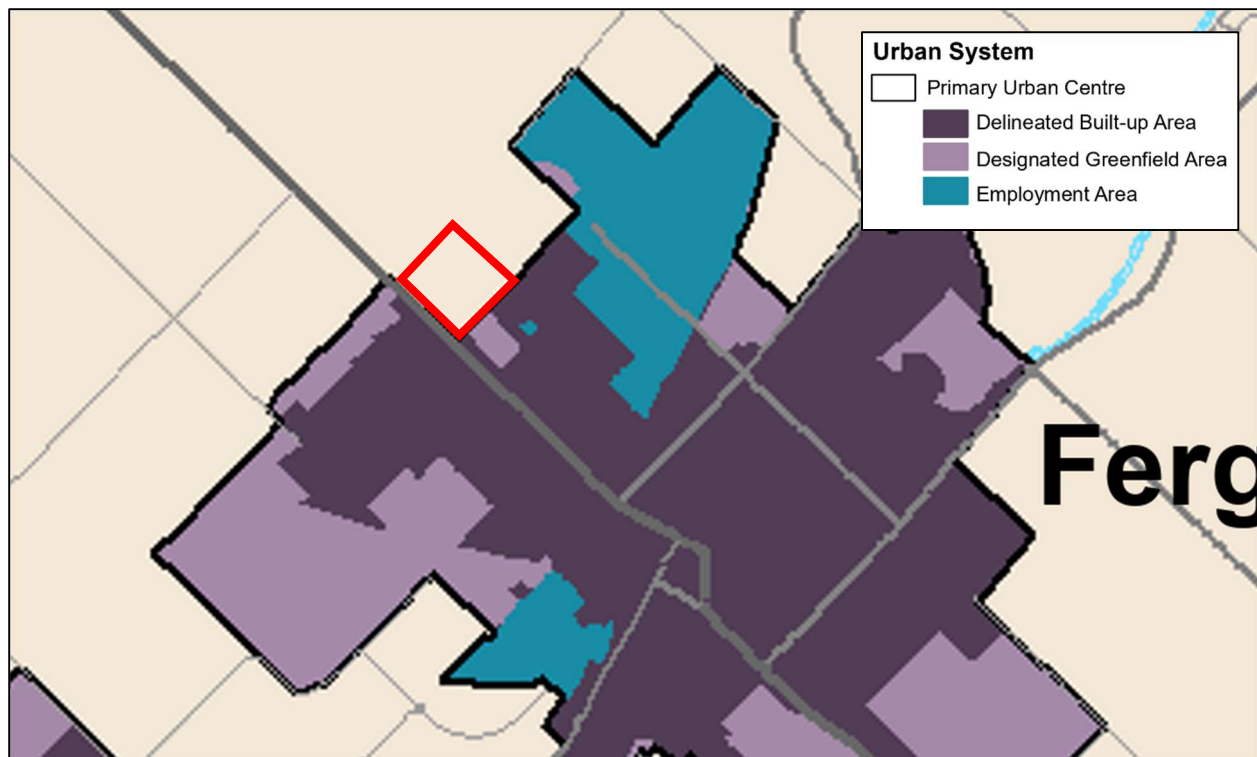


Figure 15: Wellington County Official Plan, Schedule A1 – Growth Structure Map Centre Wellington

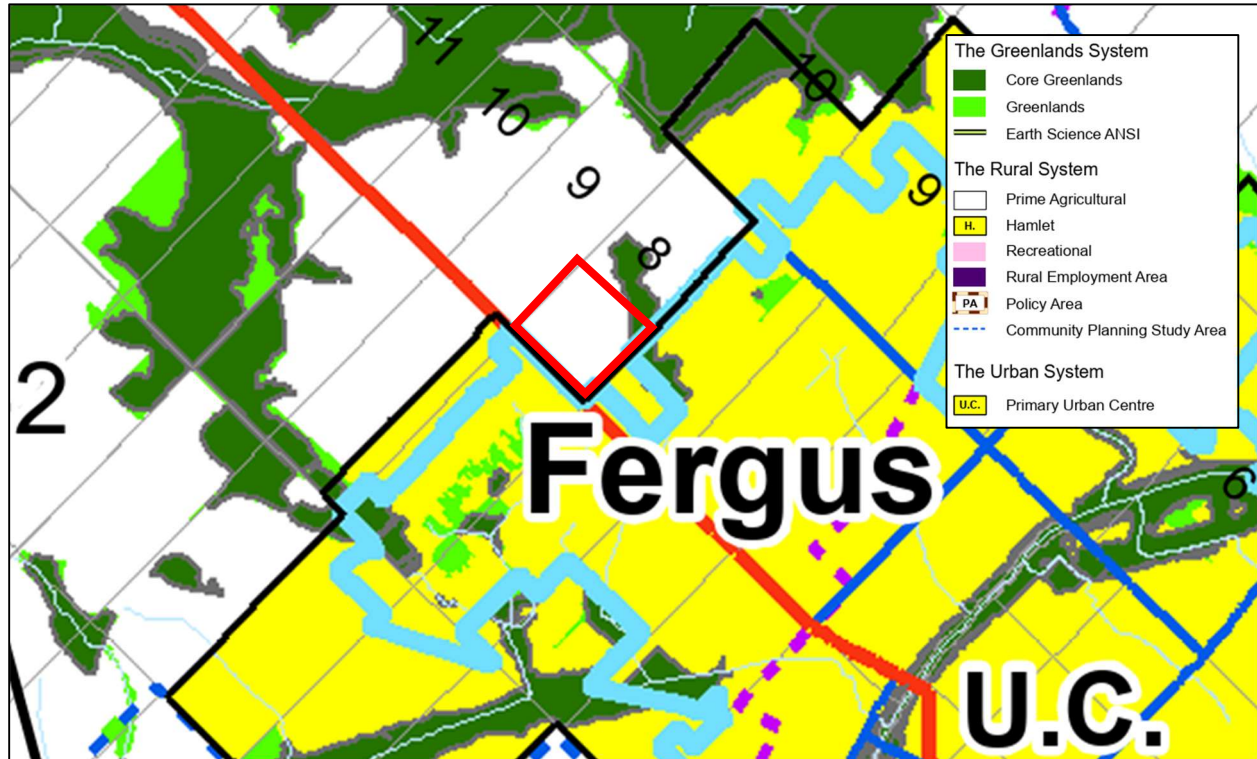


Figure 16: Wellington County Official Plan, Schedule B1 - Land Use Map Centre Wellington

ii. Wellhead Protection Area C

The subject lands are identified as a Wellhead Protection Area (WHPA), which is an area with significant drinking water threat and within which land use activities have the potential to affect the quality and quantity of water that flows into a local well.

More specifically, the subject lands are identified to be within two WHPA boundaries, as shown on Figure 17 below.

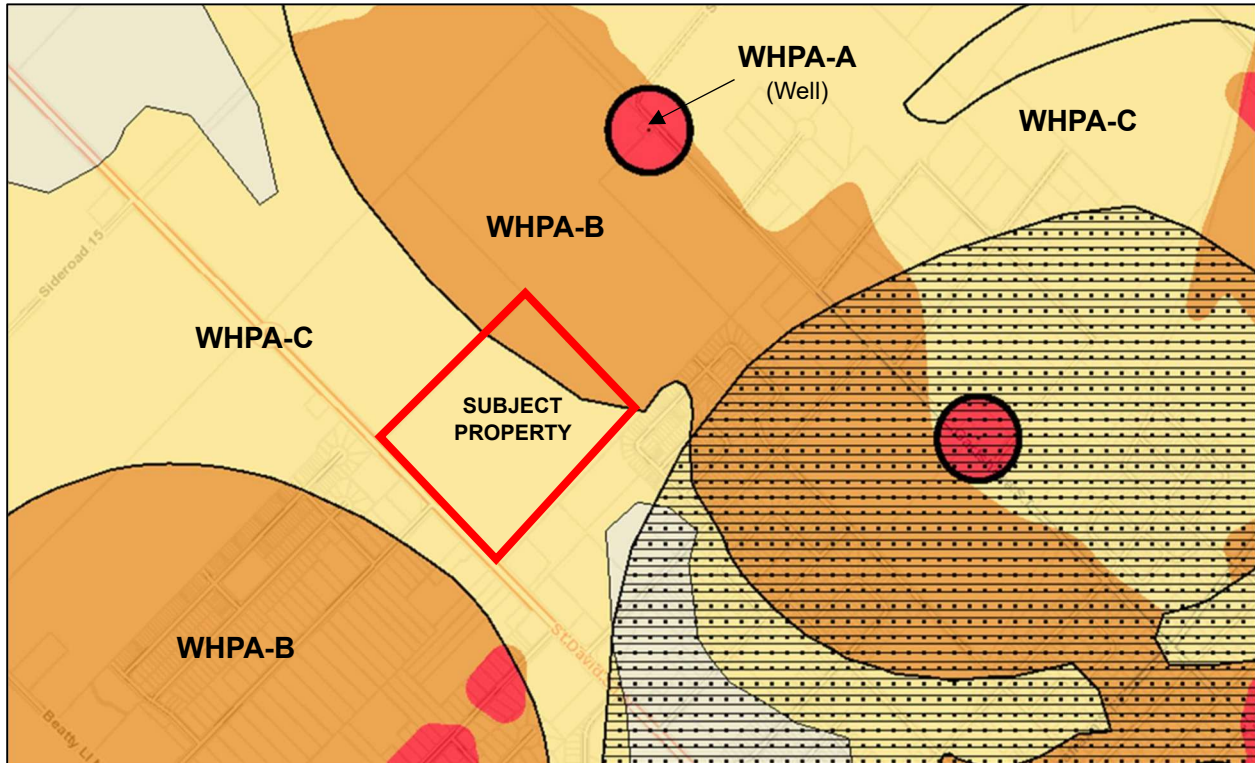


Figure 17: Wellington County Official Plan, Source Water Protection Mapping (Source: Online County Mapping Tool)

The southwestern portion of the subject lands is identified as WHPA-C, which has an approximate 5-year travel time for water to enter the well and has a vulnerability score ranging from 2 to 8, with 10 being the most vulnerable. The northeastern portion of the subject lands is identified as WHPA-B, which has an approximate 2-year travel time for water to enter the well and has a vulnerability score ranging from 6 to 10.

As such, the proposed development is subject to the Grand River Source Protection Plan. A Hydrogeological Investigation was prepared by Chung & Vander Doelen to review and analyze the source water protection. An application for new developments is subject to a Section 59 Notice in accordance with the Clean Water Act. The County's Risk Management Official will determine whether the use is prohibited or regulated through a Risk Management Plan in accordance with the Grand River Source Protection Plan. Section 59 approval will be obtained as part of the Draft Plan of Subdivision process.

d) Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan ('OP') is the principal land use planning document guiding the long-term growth and development of the Township. The Township Official Plan was adopted on November 24, 2003, and was approved on May 31, 2005. The following provides an assessment of the proposed application in the context of the Official Plan.

i. Designations

The subject lands are currently excluded from the urban boundary of the Fergus Settlement Area, as shown on Figure 18. The County of Wellington is currently considering potential urban area expansions. As previously noted, the subject lands have been recommended to be included within the settlement boundary as per the March 3rd, 2025, Public Information Meeting. As such, an amendment to the Township's Official Plan is required to align the subject lands designation between both plans.

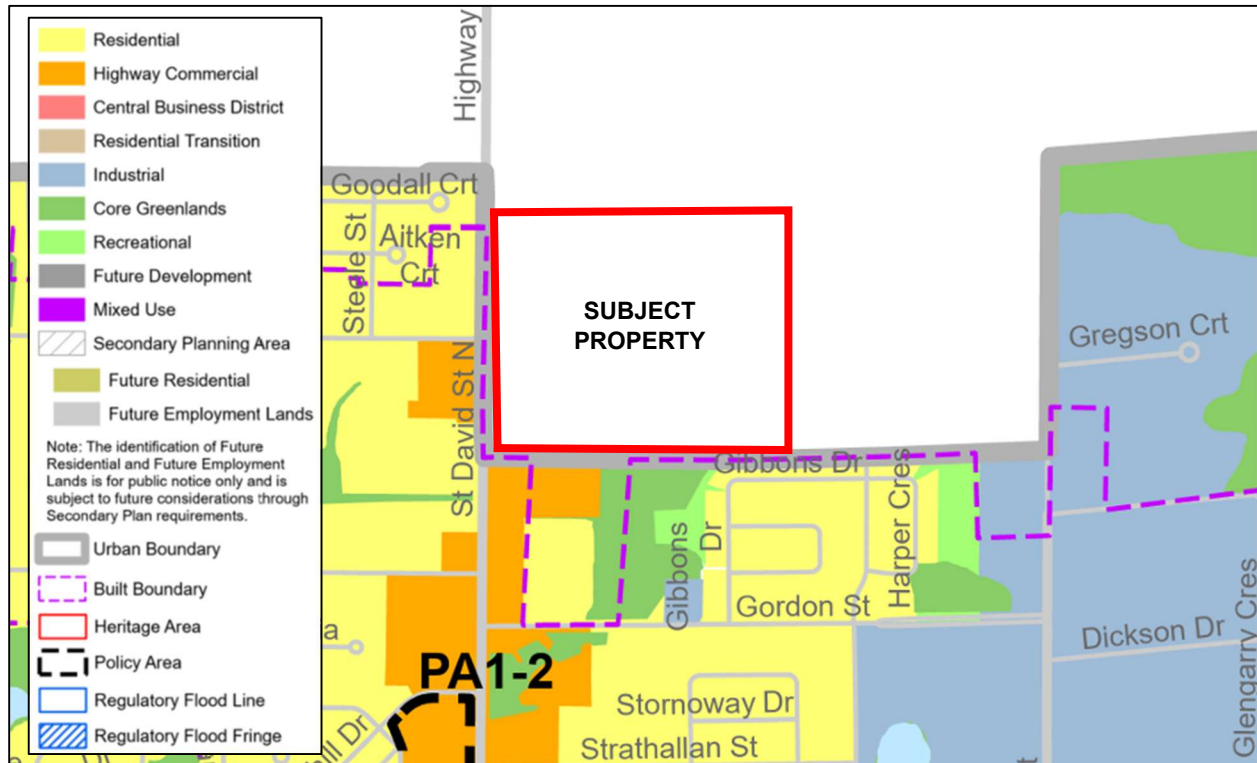


Figure 18: Township of Centre Wellington Official Plan, Schedule A-1 - Land Use Plan Fergus

The subject lands are proposed to be redesignated as “Residential” and “Core Greenlands” (for the portion of land identified as a wetland). The “Residential” designation is intended to accommodate a range of residential uses, predominantly low-density residential in the form of single-detached and semi-detached dwellings. Multiple residential developments such as townhouses may be permitted in the “Residential” designation, with the condition that they do not exceed 35 units per hectare for townhouses or row houses. Currently, the proposed development considers a net residential density of up to 20.9 units per hectare.

The “Core Greenlands” designation is composed of provincially significant wetlands, the habitat of endangered and threatened species, floodways and other hazardous lands. No development or site alteration is permitted within the “Core Greenlands” designation. As such, the northeastern portion of the subject lands identified as a wooded area and wetland will be designated “Core Greenlands” and will be preserved by way of a 10m natural buffer.

ii. Cultural Heritage

Section C.2.2 of the Township Official Plan identifies policies relating to the designation of heritage properties. The policies state that the “Township may designate, pursuant to the Ontario Heritage Act, buildings and structures or sites considered to be architecturally and/or historically significant where such building structure or site meets any one or more of the following criteria:

- 1) Represents a unique or rare example, or the only (or one of the few) remaining examples of its architectural style or period;
- 2) Constitutes a work of outstanding quality as a result of its plan, proportions, design, construction, materials or details;
- 3) Represents an early or otherwise noteworthy example of the work of a renowned architect, designer or builder;
- 4) Is representative of the early history of the development of the Township;
- 5) Is associated with some historically significant aspect or event in the history of development of the Township, the province or the county;
- 6) Is associated with a person or group of persons who achieved local, provincial or international prominence”.

A Heritage Impact Assessment prepared by CHC Ltd., dated February 16th, 2025, concluded that the existing farmhouse meets the criteria for heritage designation and is worthy of conservation. The report assesses the impacts of the proposed development on the heritage attributes of the farmhouse and makes recommendations towards preservation. The heritage farmhouse is preserved on a large corner lot (Block 22 in Figure 14).

iii. Natural Heritage

Section C.3 of the Official Plan provides policy direction on natural heritage, with Section C.3.2 containing policies specific to wetlands and Section C.3.9 containing policies specific to woodlands. It is noted that the current Municipal Official Plan does not currently designate any part of the subject lands as “Core Greenlands”.

Section C.3.2 provides that the Township acknowledges the hydrological, social, ecological, and economic value of wetlands and their role within the natural environment. Development is prohibited on provincially significant wetlands and lands adjacent to such wetlands are only permitted following the preparation of an Environmental Impact Study (EIS). Wetland resource management activities are encouraged, provided they follow a management plan developed in consultation with the appropriate agencies. The protection and preservation of wetlands features is encouraged.

An Environmental Impact Study prepared by Dougan Ecology recommends a minimum of a 10-metre buffer be maintain to the wetlands. A Buffer Plan has been prepared with further design details and recommendations.

Section C.3.9 provides that the Township recognizes that smaller wooded areas have local significance. Wooded areas contribute to erosion control, groundwater storage, and wildlife habitat. Where practical, these smaller woodlots should be protected, even if they are not included in the Core Greenland designation. The Township encourages the protection and preservation of existing trees and woodlots.

The Environmental Impact Study confirms that the woodlands and wetland on the subject lands are not considered to be significant, based on provincial criteria. Based on the foregoing, the proposed development has been designed in consideration of the existing Natural Heritage Features on the subject lands.

The wooded area and wetland on the subject lands is not currently designated as “Core Greenlands” in the Township of Centre Wellington Official Plan but is designated “Core Greenlands” within the Wellington County Official Plan. This designation is proposed to be maintained through the site specific Local Official Plan Amendment application.

iv. Ground and Surface Water Resources

The Township of Centre Wellington indicates the subject lands as within a potential “Recharge Area”, as shown on Figure 19. Source water protection mapping also indicates that the subject property is within a wellhead protection area (areas B & C), as shown on Figure 17.

Section C.4.5.2 contains policies regarding the management of groundwater areas, including well field capture zones and recharge areas. Wellhead and capture zones and recharge areas warrant special consideration to safeguard groundwater resources and ensure long-term water sustainability. The proposed development will incorporate Township guidelines and measures to address the specific needs of these sensitive areas as recommended within the Hydrogeological Investigation prepared by Chung & Vander Doelen.

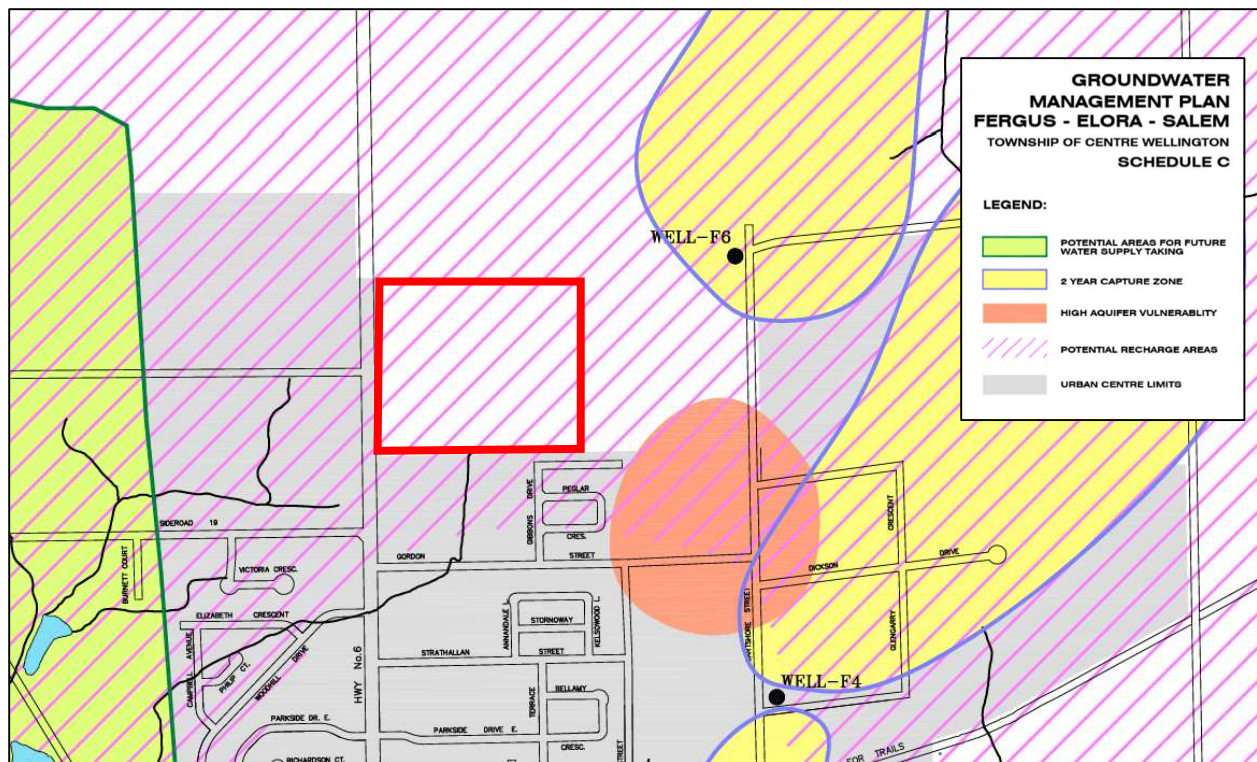


Figure 19: Township of Centre Wellington Official Plan, Schedule C – Groundwater Management

v. Housing

Section C.5.6 of the Township Official Plan contains policies encouraging increased densities and a broader mix of housing in Greenfield areas. This approach will:

- 1) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;
- 2) require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:
 - a) strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;
 - b) somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal stormwater management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);
 - c) In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, stormwater management areas or other utility blocks; and
- 3) encourage the introduction of medium-density housing types in new subdivisions and other Greenfield areas.

The proposed redesignation of the subject lands will support the development of the property for a range and mix of housing options. It is anticipated that the ultimate development will provide a mix of low and medium-residential dwellings, including single-detached, street townhouses, mid-rise apartment units, and mixed-use units, which introduces further housing choices to the Township of Centre Wellington. The proposed development will be designed for compatibility with the existing surrounding uses. The proposed density is appropriate and will help achieve housing objectives for the Township.

vi. Municipal Servicing

The proposed development is currently located outside of the Urban Centre boundary but is proposed to be incorporated within the boundary as part of this Official Plan Amendment application.

As a result, the proposed development proposes to connect to the existing municipal services along St. David Street North and Highway 6. The analysis and findings of the attached Functional Servicing and Stormwater Management Design Report prepared by GEI Consultants Canada Ltd. confirm that municipal infrastructure has the capacity to service the proposed development on the subject lands, as summarized in Section 9 of this Report.

vii. Parkland

Section C.12.1 of the Township Official Plan contains policies encouraging the conveyance of parkland for residential development. For residential development, up to 5% of the land should be conveyed for parkland dedication, or at a rate of one hectare for every 300 dwelling units.

Section C.12.2 indicates that conveyed lands must be suitable for use as municipal parkland and must follow the given criteria:

- 1) Lands adjacent to established parks, school yards or storm water management areas,
- 2) Lands within easy walking distance of the residential area served,
- 3) Lands located near the highest density residential developments,
- 4) Lands with adequate street frontage to provide for visibility and safety,
- 5) Lands that are level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions that would interfere with their development or use for public recreation.

Section C.12.3 contains policy direction for the circumstance of cash-in-lieu of parkland. Cash-in-lieu may be accepted when the required amount of parkland dedication would be insufficient to satisfy municipal objectives.

The proposed Draft Plan of Subdivision submitted as part of this Official Plan and Zoning By-Law Amendment applications contemplates the provision of a 1.22 ha park system, comprised of a 0.8 ha park (Block 25) centrally located within the proposed development, with an additional 0.42 ha parkette (Block 24) adjacent to the wetlands in the southeast corner of the property. Through the future Draft Plan of Subdivision process the ultimate size and location of parks within the plan area will be confirmed in consultation with municipal staff.

viii. Urban Design

Section C.15 of the Township of Centre Wellington Official Plan provides direction on Community Design policies and guidelines, which generally promote a higher standard of physical design for the built and natural environments within its Urban Centres.

C.15.2 Objectives	Consistency/Comment
1) To achieve a higher standard of architectural design in the built environment which is based on the compatibility of new urban development with the existing pattern of urban development.	Enhanced architectural elements are proposed to be incorporated in the design of the subdivision based and will be compatible with the existing development pattern.
2) To enhance the enjoyment of the built environment	The proposed development has been design to be consistent with the existing built environment and will enhance the surrounding area through public amenities, park space, and design.
3) To achieve a varied pattern of built form that supports and enhances the urban experience through architectural design	A variety of building materials will be used to enhance the built form and urban experience while creating a cohesive development.

that addresses both aesthetic and functional requirements.

4) To achieve a complementary relationship between new buildings and existing buildings, while accommodating a gradual evolution of architectural styles, as well as accommodating innovative built forms.	The existing heritage dwelling will be preserved and intends to compliment the proposed development's design with the existing building's design.
5) To enhance the unique character of a district, neighbourhood, grouping of buildings or prominent building, based on an analysis of their identifiable architectural characteristics.	The proposed development will have an identifiable design while being well-integrated to enhance the surrounding area.
6) To maximize the richness and visual delight of the existing building architecture, specifically within the Central Business District, through attention to massing, proportion, façade articulation, architectural detail, materials, and their successful integration.	The development considers the massing, proportions, façade articulations, architectural details, materials, and integration of the development as a whole towards a thoughtful subdivision design for Fergus.
7) To identify and encourage the maintenance and enhancement of "gateway" entrances, both from a vehicular and pedestrian point of view, into the Urban Centres. Gateway entrances should reflect the unique character of the area where they are located	The proposed entrance from St. David Street North will be framed with well-designed medium density buildings to create a gateway to the proposed development. Other design elements to enhance the entrance as a gateway are being considered.

Based on the foregoing, it is our opinion that the proposed development conforms with the County of Wellington Official Plan, subject to Council's final adoption and Ministry approval.

e) Township of Centre Wellington Zoning By-Law

The subject lands are subject to the Township of Centre Wellington Zoning By-Law No. 2009-045. The subject lands are currently zoned as "Agricultural (A)", while the wetland portion of the site is zoned as "Environmental Protection (EP)", as shown on Figure 20.



Figure 20: Township of Centre Wellington Zoning By-Law, Schedule A - Map 75

An Environmental Impact Study was prepared by Dougan Ecology to review the potential impacts of the proposed development. Provincial LIO (Land Information Ontario) and GRCA online mapping identifies an unevaluated wetland in the southeast corner of the property and is also mapped as “Core Greenlands” in the County of Wellington Official Plan.

Dougan confirmed the wetland extent through a boundary delineation conducted in 2023. Dougan also recommends a 10-metre buffer and mitigation strategies in their report. Please note the identified wetland boundary differs from the existing “EP” zone boundaries in Figure 20.

The permitted uses within Zone A include agricultural uses as well accessory uses thereto. As such, a Zoning By-Law Amendment application is included as art of this application as the proposed development is currently not permitted with the Agricultural (A) zone.

No development or site alteration is permitted within the “Core Greenlands” designation or the “Environmental Protection (EP)” zone. As such, a 10-metre development buffer to these features has been provided. Please refer to the Buffer Plan prepared by Dougan Ecology.

The proposed development requires the rezoning of the property from “Agricultural” to “Residential 2 (R2)”, “Residential 3 (R3)”, “Residential 4 (R4)”, and “Residential Mixed Use (R6)”. The parkland blocks will be zoned accordingly as “Open Space Recreation (OS)”.

i. Permitted Uses

The permitted uses in each respective zone is listed below:

Residential 2 (R2)	Residential 3 (R3)	Residential 4 (R4)	Mixed-Use (R6)
• Small lot single detached dwelling • A semi-detached dwelling • An existing link or twin dwelling • A duplex dwelling • A group home in accordance with Section 4.16 • Uses, buildings and structures accessory to the foregoing, including: i. A bed and breakfast establishment (Class 1) in accordance with Section 4.6 ii. An accessory apartment in accordance with Section 4.1	• Triplex dwelling • Fourplex dwelling • Street townhouse dwelling • Cluster townhouse dwelling • Uses, buildings and structures accessory to the foregoing including i. A home occupation in accordance with Section 4.18	• Cluster townhouse dwelling • Stacked townhouse dwelling • Apartment dwelling • Uses, buildings and structures accessory to the foregoing	• Cluster townhouse • Stacked townhouse dwelling • Apartment dwelling • Public building • Church • Retirement residence • Art gallery • Artisan studio • Auditorium • Business or professional office • Commercial Recreation • Commercial School or Studio • Convenience Store • Hotel • Medical clinic • Parking lot • Personal service shop

- iii. A home occupation in accordance with Section 4.18

- Private or commercial club
- Restaurant
- Retail store with gross floor area of 465 m² or less
- Speciality food store
- Uses, buildings and structures accessory to the foregoing

ii. *Applicable Zoning Provisions*

Please note that the proposed building/structures within the proposed development intend to be designed to all applicable zoning regulations listed below. Should the structures when constructed not meet the applicable provisions and regulations below, a separate planning application under the Planning Act will be required to bring the property into conformity with the Zoning By-Law.

The applicable R2, R3, R4, and R6 zoning provisions that the proposed development must comply with are shown below in Table 1 & 2:

Table 1: Township of Centre Wellington Zoning By-Law - R2 & R3 Zoning Provisions

Zone	Residential 2 (R2)	Residential 3 (R3)
Building Regulation	Small Lot Single Detached Dwelling (Table 7D)	Street Townhouse (Table 7F)
<i>Min. Lot Frontage</i>	9 m	6 m
<i>Min. Lot Area</i>	279 sq. m	190sq.m per unit
<i>Min. Lot Depth</i>	-	26 m
<i>Max. Building Height</i>	3-storeys but not greater than 11 m	3-storeys but not greater than 11 m
<i>Min. Front Yard</i>	6 m or in accordance with Section 4.35, but 6m to front face of a garage if the driveway crosses a front lot line.	6 m or in accordance with Section 4.35, but 6 m to front face of a garage if the driveway crosses a front lot line.

<i>Min. Exterior Side Yard</i>	4.5 m, but 6 m to front face of a garage if the driveway crosses an exterior side lot line.	4.5 m, but 6 m to front face of a garage if the driveway crosses an exterior side lot line.
<i>Min. Side Yard</i>	1.2 m on one side; 0.6 m on the other side; 1.8 m between dwellings on abutting lots	1.8 m
<i>Min. Rear Yard</i>	7.5 m	7.5 m
<i>Max. Lot Coverage</i>	N/A	-
<i>Min. Landscaped Open Space</i>	The Front Yard on any Lot, excepting the Driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 55% of the lot width, up to a maximum driveway width of 7.5 m.	40% of lot area The Front Yard on any Lot, excepting the driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space.
<i>Garage/Driveway Width Restriction</i>	The outside walls of an attached garage shall not exceed 55% of the lot width; and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage.	-
<i>Max. Number of Attached Dwelling Units in a Row</i>	-	6 units

Table 2: Township of Centre Wellington Zoning By-Law – R4 & R6 Zoning Provisions

Zone	Residential 4 (R4)	Residential Mixed-Use (R6)
Building Regulation	Apartment Dwelling (Table 7G)	Mixed-Use Building (Table 7H)
<i>Min. Lot Frontage</i>	20 m	5 m
<i>Min. Lot Area</i>	700 sq.m	No minimum

<i>Min. Front Yard</i>	6 m or in accordance with Section 4.35	No minimum
<i>Min. Exterior Side Yard</i>	6 m or in accordance with Section 4.35	No minimum
<i>Min. Side Yard</i>	½ the building height but no less than 3 m where windows of a Habitable Room face on a Side Yard, such Side Yard shall have a minimum width of not less than 7.5 m.	No Minimum, except Where a side yard abuts a residential zone, the minimum side yard shall be 1.0 m; Where are a side yard abuts public land, the minimum side yard shall be 1.5 m
<i>Min. Rear Yard</i>	½ the building height but no less than 7.5 m	4 m
<i>Max. Building Height</i>	4-storeys but not more than 15m	18 m
<i>Min. Distance Between Buildings</i>	Where two or more buildings are located on any one lot, the distance between the face of one building and the face of another building shall be at least 15 m	40% of lot area The Front Yard on any Lot, excepting the driveway shall be landscaped and no parking shall be permitted within this Landscaped Open Space.
<i>Min. Common Amenity Area</i>	a) 30 sq.m (322.9 sq.ft) of common amenity area shall be provided for each of the first 20 dwelling units, and an additional 20 sq.m (215.3 sq.ft) provided for each additional unit above 20. Common amenity areas shall be aggregated into areas of not less than 50 sq.m (538 sq.ft). b) Common Amenity Areas shall be designed and located so that the length does not exceed 4 times the width. c) A Common Amenity Area shall be located in any Yard	a) 20 sq.m of common amenity area shall be provided for each dwelling unit. b) A Common Amenity Area shall be located in any Yard other than the required Front Yard or required Exterior Side Yard. c) Landscaped Open Space areas, Building roof tops, patios, and above ground decks may be included as part of the Common Amenity Area if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts,

other than the required Front Yard or required Exterior Side Yard.

lounges, and landscaped areas)

- d) Landscaped Open Space areas, Building roof tops, patios, and above ground decks may be included as part of the Common Amenity Area if recreational facilities are provided and maintained.

Min Landscaped Open Space 20% of lot area

20% of lot area

7. ONGOING MUNICIPAL COMPREHENSIVE REVIEW

This section of the Report summarizes the ongoing Municipal Comprehensive Review (MCR) process currently taking place within the County of Wellington with regards to the subject lands. The following subsections include descriptions of the overall municipal comprehensive review process to date, the land needs assessment prepared by Watson and Associates, and the involvement of the applicant to date in the MCR process.

a) Municipal Comprehensive Review Process to Date

Over the next 30 years, Wellington County is expected to grow by approximately 160,000 people and 70,000 jobs. In response to this anticipated growth, the County is reviewing and updating its Official Plan policies to ensure that the Plan is continuing to support healthy, compact, and complete communities. This is conducted through a Municipal Comprehensive Review (MCR) and as part of a regular 5-year review.

The County Official Plan Review was first introduced on September 12, 2019, to County and local councils. As part of the MCR, Watson and Associates was retained to assist with various components, including the hierarchy of settlement areas, land needs assessment, employment, intensification, housing and excess lands.

In April 2020, the County published its Communication and Engagement Guide. Following this Guide, in June 2021, County planning staff hosted a virtual Public Information Centre to update the public on recent growth management work and presented the Draft Phase 1 Report (Urban Structure and Municipal Growth Allocations of the MCR). Phase 1 of the MCR was subsequently finalized and approved by County Council on March 10, 2022.

In April 2022, planning staff presented the results of Phase 2 (Land Needs Assessment) and its related consultation ([PD2022-11](#)). The Phase 2 Land Needs Assessment technical report was finalized and approved on September 29, 2022, for all municipalities in the County, except for Centre Wellington, which remains under review. Wellington County Council adopted Official Plan Amendment No. 119 – “County Growth Structure” which was later approved by the Ministry of Municipal Affairs and Housing on April, 11, 2023. OPA 119 was the first MCR-related amendment to the County’s Official Plan.

This MMAH decision approved the ministerial amendments for the inclusion of the subject property along with the adjacent property to the north to be within the settlement boundary. This was part of the Ministry’s approval of the County’s OPA 119 with modifications which added 481 hectares of land to urban boundaries and converted 14 hectares of land from employment (i.e., industrial) to non-employment uses (e.g., residential and commercial). Note the ministerial modifications never came into force and effect.

Phase 3 of the MCR, focused on the Urban Settlement Area Study and Policy Review, began in 2023. Official Plan Amendment 120 “County Growth Forecast” was approved by the Ministry on July 11, 2024. Phase 3 growth management has been divided into urban and rural components (Phase 3A and 3B). Currently, requests for urban boundary expansions submitted to the County are under review as part of Phase 3A, with ongoing evaluations for potential urban expansions in Centre Wellington.

The 2024 Provincial Planning Statement (PPS), effective October 20, 2024, has presented implications for both Phase 3A (Urban Residential Growth) and Phase 3B (Rural Residential Growth). Agricultural Mapping and Policy Review have been paused due to the changes in the new PPS. Work on Phase 3A and the Settlement Boundary Expansion in Centre Wellington is expected to be completed in the Fall of 2024. The Land Needs Assessment process for Centre Wellington is discussed in the following section.

As part of Phase 3A, Official Plan Amendment 126 (OPA 126) identifies urban boundary expansions in Centre Wellington, addresses County-wide policy updates related to growth, and other changes. The County of Wellington hosted a Public meeting on March 3rd, 2025 to provide the public with an informal opportunity to discuss OPA 126 and identify additional planning issues that should be considered.

b) Land Needs Assessment

This subsection describes the Community Land Needs Assessment (LNA) process for the Township of Centre Wellington carried out to date as part of the broader MCR process. The County uses a standard LNA methodology established by the Minister of Municipal Affairs and Housing. The County defines a LNA as a technical, County-led process that determines:

- The amount of land required to accommodate the Provincially-projected growth to the 2051 planning horizon;
- The need for any Employment Area land conversions to non-industrial uses;
- The need for any urban settlement boundary expansions; and
- The quantity of excess lands.

As part of Phase 2 of the County's Municipal Comprehensive Review (MCR) process, a final LNA report was endorsed by County Council in December 2022. The report identified the need for Settlement Area Boundary Expansions for the Fergus and Elora-Salem Urban Centres, as summarized below:

	Land Area
Total Community Land Need	238 ha
Total Employment Land Need	160 ha
Total Settlement Area Boundary Expansions (SABE) Required	398 ha

On January 30, 2023, the County retained Watson and Associates Economists Ltd. to review the urban land needs on behalf of the Township, which is part of the beginning of Phase 3 of the County's MCR process. The review was built upon the County's MCR Phase 2 Report. The review identified opportunities to optimize urban land requirements through a review of key input assumptions of the County's urban land needs assessment, including greenfield density and residential intensification assumptions.

On November 14, 2023, Watson and Associates Economists Ltd. identified four (4) growth scenarios, including the County Land Needs report as a Base Case (Scenario 1) and three other alternative scenarios that included an opportunity to increase the Township of Centre Wellington's

Designated Greenfield Area (DGA) density, intensification rate in the Built-up Area, or a combination of the two, as detailed in the following:

- 1) 20% intensification rate; 47 people and jobs/ha in DGA Community Area
- 2) 25% intensification rate; 50 people and jobs/ha in DGA Community Area
- 3) 20% intensification rate; 53 people and jobs/ha in DGA Community Area
- 4) 30% intensification rate; 55 people and jobs/ha in DGA Community Area

Watson recommended Scenario 3, described above. Watson accounted for the proposed South Fergus Secondary Plan, which incorporated a change in presumed land use from employment to community of 34 hectares, reducing the settlement area boundary expansion need for community use from 238 ha to 204 ha, while increasing the employment land need from 160 ha to 194 ha. The impact of the preferred scenario reduced the community land need from 204 to 120 ha, resulting in a total required settlement area boundary expansion of **314 ha**.

On September 30, 2024, the Council of the Township of Centre Wellington endorsed Scenario 3. Township staff reviewed the recommended preferred scenario with Watson. As a result of further consideration, Scenario 3 was modified to reduce the greenfield density assumption from 53 to 52 people/jobs per ha, which increased the community land need for urban expansion from 120 ha to 132 ha. Increasing the greenfield density beyond 52 people/jobs per ha would require development in areas added to the urban centre boundary at a density greater than is proposed for the South Fergus Secondary Plan area, which is estimated at approximately 56 people/jobs per ha. Below is a table comparing the base scenario to the preferred scenario. The preferred scenario resulted in a net land need savings of 72 ha.

	Base Scenario	Preferred Scenario
Total Community Land Need	238 ha	132 ha
Total Employment Land Need	160 ha	194 ha
Total Settlement Area Boundary Expansion Required	398 ha	326 ha
Net Land Need Savings		72 ha

c) Involvement of Applicant (Polocorp Inc.)

The subject lands are currently located outside of and immediately adjacent to the current Settlement Area Boundary of the Town of Fergus. As part of the Municipal Comprehensive Review (MCR), the owners of the subject lands have been following the process of the MCR and have submitted a request to the County, Township and Province in support of the inclusion of the subject lands within the Fergus Settlement Area.

Since early 2023, the applicant, Polocorp Inc., has been actively working with a group of qualified experts to assess the viability of the subject lands for future development. Throughout the Municipal Comprehensive Review (MCR), the applicant has made several submissions for the

inclusion of the subject lands in the Settlement Area, as well as providing comments about the MCR process. Below is a brief chronology of the key meeting dates and submissions:

- **November 17, 2021** – The applicant first met with the County of Wellington planning staff to discuss the status of the Official Plan Review Process and its impact on the subject lands.
- **December 6, 2021** – The applicant submitted a letter requesting that the subject lands be considered for inclusion within the Fergus Urban Centre, including the planning rationale for the Settlement Area Boundary Expansion.
- **May 2, 2022** – The applicant provided comments on the public process for Phase 2 of the MCR, affirming the number (238 ha) of growth in the Township of Centre Wellington and stating due to the numerous heritage resources spread throughout Elora, and to maintain its character, Fergus is the logical choice for the majority of this growth.
- **January 2023** – The Ministry of Municipal Affairs and Housing (MMAH) office contacted the applicant because the applicant had made a submission through the MCR process to indicate that the review period for the ERO for OPA 119 was expiring in February. MMAH requested the applicant to submit a letter of recommendation for inclusion to them directly for their consideration. This was indicated to the County.
- **February 13, 2023** – David Butler (of The Butler Group Consultants), the applicant's planning consultant at the time, submitted to the ERO, a Planning Justification Report indicating the logical reasoning of including the lands within the Settlement Area Boundary and how this represents good planning. The Planning Justification Report illustrated conformity to the previous County of Wellington and Township of Centre Wellington's Official Plans, while concluding that the proposed Settlement Urban Boundary Expansion met the relevant tests.
- **April 11, 2023** – Following the decision of the Minister to include the subject lands within the urban boundary of Fergus, the applicant contacted County planning staff (Sarah Wilhelm – Manager of Policy Planning) to discuss the implications of the decision on the County's MCR process. The applicant believed the County Official Plan remained in effect, and that the proposal to amend the PPS could allow additional lands to be added outside of the MCR process, based on future County or Township decisions.
- **May 25, 2023** – The applicant met with the Township planning staff to discuss changes to the urban area boundary, the proposed development concept plan, and engineering assessments completed to date. In this meeting, it was confirmed that municipal servicing is available for the entire site, however using it would limit other sites in Fergus from development. As a result, the applicant stated that they would not ask for full allocation of servicing, but proposed a phased approach.
- **July 18, 2023** – Based on discussions in May 2023, the applicant submitted a request for pre-consultation for Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision applications.
- **August 23, 2023** – A pre-consultation meeting for planning application was held with planning staff from the Township of Centre Wellington and County of Wellington. As a result of the meeting, the applicant received detailed comments and have since allocated tasks to complete the necessary reports to the applicant's consultant team.

- **August 30, 2023** – The applicant held a meeting with the MTO to discuss the comments provided at the pre-consultation meeting. As a result of this meeting, Centre Wellington planning staff was able to get instruction from the MTO indicating the next immediate step was to write a report in support of extending the ‘connecting link’ beyond the intersection of Gordon Street and St. David St. The applicant understands that through conversations with a Township planning staff (Brett Salmon - Managing Director of Planning and Development), a report will be presented before Council in November for this request.
- **April 5, 2024** - Butler Group Consultants Inc., c/o Polocorp Inc., submitted a letter to the County, demonstrating how the inclusion of the subject lands would be in the public interest and represents good planning. The letter included an Evaluation Criteria Response Matrix responding to County guidelines and objectives listing a set of criteria to inform the evaluation of expansion requests by staff, as well as a Mapping Analysis to further illustrate the subject lands’ suitability for inclusion. The Matrix and Mapping Analysis demonstrate the suitability of the subject lands as an ideal opportunity for expansion. The letter also contained letters of recommendation and support from qualified experts working alongside the applicant for the subject lands’ future development. These letters are listed below.
- **December 2024** - the applicant retained Dillon Consulting Ltd. to review the initial Land Needs Assessment undertaken by the County and the follow-up assessment of alternative density scenarios for the Township of Centre Wellington to 2051. Detailed justification for the expansion is in the following section of this report.

As detailed above, the applicant (Polocorp Inc.) has participated actively throughout the MCR process to date, and has maintained their position that the lands are suitable for inclusion within the Urban Area and made available for residential redevelopment. The proposed Official Plan Amendment (County and Local), Zoning By-Law Amendment, and Draft Plan of Subdivision applications build off of this participation to date and would facilitate the logical extension of the Fergus Urban Area.

8. LAND USE PLANNING RATIONALE

This section of the Report builds on the previous sections and provides land use planning opinion with regards to the site-specific planning regulations proposed to accommodate the contemplated development.

a) Settlement Area Boundary Expansion

As noted previously, the subject lands are located adjacent to the northern boundary of the Fergus Settlement Area. By way of the proposed Official Plan Amendment application, the applicant is proposing to incorporate the subject lands within the urban settlement area boundary in the County of Wellington and the Township of Centre Wellington Official Plan.

More specifically, the applicant is proposing to incorporate the subject lands within the County's "Primary Urban Centre" boundaries. The area to the south and west of the subject lands are within the "Primary Urban Centre" boundaries, as shown in Figure 15 & 16. The inclusion of the subject lands within the urban boundaries would provide an opportunity to densify the neighbourhood, fulfilling the County and Township's residential intensification targets.

Further, the Planning Committee Report for OPA 126 Urban Boundary Expansions (PD2024-35) dated November 14, 2024, recommends that the subject lands to be included within the Settlement Area Boundary (SABE-E), as shown in Figure 21.

Additionally, the Ministry of Municipal Affairs and Housing (MMAH) approved ministerial amendments for the inclusion of the subject property within the settlement boundary. This was part of the Ministry's approval of the County's OPA 119 with modifications which added 481 hectares of land to urban boundaries and converted 14 hectares of land from employment (i.e., industrial) to non-employment uses (e.g., residential and commercial). As previously noted in this Report, the ministerial modifications never came into force and effect.

As discussed earlier in this report, Watson & Associates Economists Ltd. were retained by the Township to review the Settlement Area Boundary Expansions and recommended a 20% intensification rate and 53 people and jobs/ha in the DGA Community Area (Scenario 3). Their Report concludes that the total settlement area boundary expansion land need is 314 ha. The subject lands are recommended to be included within the recommended 204 ha of community land to be expanded.

Additionally, the applicant retained Dillon Consulting Ltd. to review the initial Land Needs Assessment undertaken by the County and the follow-up assessment of alternative density scenarios for the Township of Centre Wellington to 2051.

Dillon's review has been undertaken from the perspective of land economics and urban land needs and has considered growth trends in the broader area. Dillon concludes that further Settlement Area Boundary Expansions (SABE) are warranted and appropriate and recommends considering additional expansions to reflect the intent of the 2024 PPS. The review also opines that the overall land needs for Centre Wellington are understated and overly dependent on the achievement of intensification targets that are unlikely to be achieved.

The 2024 PPS contains policy direction with regards to settlement area boundary expansions. The conditions through which boundary expansions are to occur have been considered and discussed in Section 6 of this Report. It is our opinion that all statutory and policy tests for the expansion of settlement area have been satisfied by through this application package.

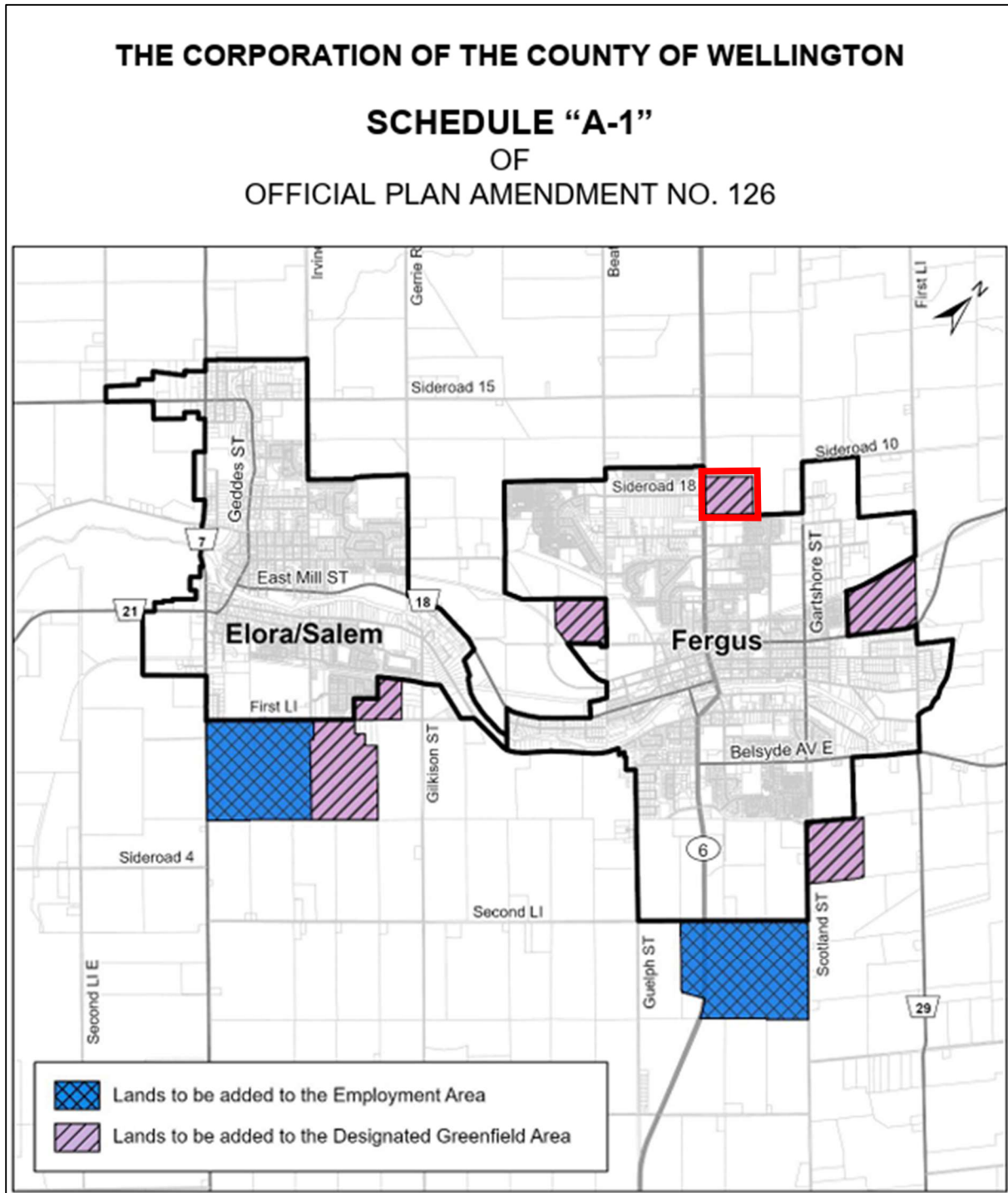


Figure 21: Draft Official Plan Amendment 126 - Schedule A-1

b) Logical Location for Community Growth

The subject lands are a logical location for community growth due to its strategic position along Highway 6 and directly adjacent to the northern boundary for the Fergus Settlement Area. The proposed development's proximity to existing infrastructure reduces the need for significant investments in service extensions. Additionally, these existing services have the capacity to support the forecasted growth from the proposed development without overburdening local resources.

The proposed development site is located adjacent to Highway 6/St. David Street North, a major arterial road, providing efficient accessibility for future residents and connecting the proposed development to the surrounding urban area. The site's adjacency to the Fergus Settlement Area further strengthens the site's suitability for housing community growth. Growth in this area would represent a natural extension of the existing urban fabric, further exemplifying efficient land use.

The subject lands are subject to minimal environmental constraints, with limited natural features that would impede development. An unevaluated wetland and woodlot area is located in the southeast corner of the property and is regulated by the GRCA. However, a 10-metre natural buffer is proposed to protect this natural feature. The location of these natural features does not impact the overall design or growth potential of the proposed development. This approach aligns with responsible land use planning principles that balance growth and development with environmental stewardship.

c) Appropriateness of Proposed Official Plan Designations

As discussed previously, by way of the proposed Official Plan Amendment application, the applicant is proposing to redesignate the subject lands as "Residential" and "Core Greenlands" (for the portion of land identified as a wetland).

In consideration of the appropriateness of the "Residential" designation for the site, the land use of adjacent and nearby properties in the general area was reviewed in depth. As shown on Figure 15 & 16, most of the area to the south and west of the subject lands are designated as "Residential", except for a small area along St. David Street North and Gibbons Drive which are designated as "Highway Commercial".

The redesignation of the subject lands would provide continuity to the "Residential" designation and an opportunity to create a mixed-use, complete community given the location of commercial uses adjacent to the subject lands. The redesignation of the subject lands would also further support transit supportive densities for the provision of future public transit infrastructure within the Township.

Furthermore, the redesignation of the portion of the subject lands identified as a wooded area and wetland to "Core Greenlands" would provide continuity of the same land use designation to the south of the subject lands and further protect these environmentally sensitive lands.

d) Appropriateness of Proposed Zoning

As discussed previously, by way of the proposed Zoning By-Law Amendment application, the applicant is proposing to rezone the subject lands from "Agricultural (A)" to "Residential 2 (R2)",

“Residential 3 (R3)”, “Residential 4 (R4)”, and “Residential Mixed Use (R6)” The portion of land in the northeast corner currently zoned “Environmental Protection (EP)” will remain unchanged.

Blocks 1 through 10 are proposed to be zoned “Residential 2 (R2)”. These blocks are intended for small lot single-detached dwellings and will be comprised of up to 88 dwelling units. The existing heritage dwelling will also be zoned as R2 to remain consistent with the remainder of the development but will maintain its heritage status with no changes proposed.

Blocks 11 through 18 are proposed to be zoned “Residential 3 (R3)”. These blocks are intended for street townhouse dwellings and will be comprised of up to 118 dwelling units. These blocks are more centrally located within the proposed development alongside the proposed single detached dwellings.

Blocks 19 and 20 are proposed to be zoned “Residential 4 (R4)”. These blocks are intended for medium density apartment dwellings units and will be comprised of up to 102 dwelling units. The medium density blocks are proposed along St. David Street North to focus increased density along the arterial roadway and act as a gateway to the subdivision.

Block 21 is proposed to be zoned “Residential Mixed-Use (R6)”. This block is intended for mixed use units including both commercial/retail and residential uses and will be comprised of up to 14 total units. These mixed-use units are located near the central park to encourage walkability near the centre of the community and near amenity areas.

Block 23 will contain the proposed SWM facility while Block 24 and 25 will contain the proposed parklands/trails. These blocks will be zoned accordingly as “Open Space Recreation (OS)”.

Block 28 will maintain its “Environmental Protection (EP)” zoning with a 10-metre buffer to ensure the area is protected and enhanced. Please refer to the Buffer Plan prepared by Dougan Ecology for detailed design.

The proposed zoning intends to facilitate an appropriate transition from St. David Street North to the further into the development beginning with the medium density blocks to the street townhouses to the single detached dwellings. The resulting net residential density is up to 20.9 units per hectare with up to a net 63.8 people and jobs per hectare.

The proposed zoning is appropriate to accommodate the proposed development and make efficient use of the underutilized property. The subject property is directly adjacent to the existing settlement area boundary of Fergus and provides an opportunity to create a thoughtful, well-design, and cohesive development once redesignated (subject to Council’s adoption).

9. SUPPORTING STUDIES

This section of the Report outlines the supporting studies conducted as part of the complete application package for the Official Plan Amendment (County and Local), Zoning By-Law Amendment and Draft Plan of Subdivision applications. In the subsections below, a summary of each study, report, or assessment will be described, including the party responsible, the date of completion, and the impact they have on the proposed Official Plan Amendment applications.

a) Heritage Impact Assessment

The Heritage Impact Assessment dated February 16th, 2025, was prepared by CHC Limited, concluded that the subject property possesses significant cultural heritage value for both its design/physical value and contextual value.

The subject lands contain a historical farmhouse which is not currently designated. The farmhouse on 968 St. David Street North is a circa 1870s brick, 2-storey, Queen Anne residence, notable for its many features typical of the style.

The report concludes that the farmhouse meets the Regulation 569/22 criteria for designation under Part IV of the Ontario Heritage Act and is worthy of conservation. It notes that none of the other farmstead buildings on the subject lands are considered significant. The report recommends that the farmhouse be incorporated into the planned subdivision on a generously sized lot, and should be accessed via internal streets, rather than directly from the highway. Additionally, it encourages the retention of the mature landscapes associated with the farmhouse, as it contributes to maintaining the farmhouse's public presence along St. David Street North/Highway 6.

b) Environmental Impact Study

An Environmental Impact Study (EIS) dated February 2025 was prepared by Dougan and Associates for the proposed development.

The EIS summarizes the background information of the natural heritage features on the site, as well as the results of field surveys completed between Fall 2023 and Summer 2024. The study reviewed several key aspects, including an analysis confirming plant and wildlife habitats, as well as a recommendation to establish proper buffers around natural heritage features. Other significant findings include the identification of Species at Risk (SAR) and migratory birds.

An unevaluated wetland has also been identified and studied on the Subject Lands, and its boundary has been delineated. According to the report, the unevaluated wetland does not meet the provincial criteria for designation as a significant wetland status. A woodlot was also identified on the site but was found to not meet the criteria for classification as a significant woodlot.

Several avoidance, mitigation and enhancement strategies have been identified in the report to address the potential impacts of the proposed development. The following have been provided:

- Site Plan design sited outside of protected natural features.
- Remove trees and vegetation outside of critical wildlife breeding/roosting periods.
- Tree preservation strategies including installation of tree protection zones/fencing and mitigation through best management practices.

- Application of an ecological buffer on the Core Greenlands feature.
- Ensure water balance is maintained pre- to post-development.
- Prepare and install erosion and sediment control measures to prevent sedimentation of natural features.
- Tree replacement on-site at a 1:1 ratio using native species
- Restoration and biodiversity enhancements within the ecological buffer and parkland blocks.
- Install bat rocketbox or condo certified by BCI
- Install artificial nesting structure for Barn Swallow.

A 10 m enhanced buffer combined with permanent fencing and associated natural heritage-oriented areas (i.e. Trail Block 24) is proposed to mitigate impacts from the development on Core Greenlands features. It is recommended that the buffer and portions of the Trail Block are restored with native species plantings. The report also recommends including tree protections with buffer zones and monitoring throughout construction.

c) Functional Servicing and Stormwater Management Design Report

The Functional Servicing and Stormwater Management Design Report dated March 4, 2025, was prepared by GEI Consultants Canada Ltd. in support of the proposed development.

Water supply for the proposed development will be serviced by extending a watermain along St. David Street N in the westerly direction to the site entrance followed by which a local watermain will be extended throughout the site via the internal road network. The proposed watermain sizing will be completed as part of the detail design of the site once Draft Plan approval has been received.

Sanitary servicing for the proposed development will be extended from the 300mm diameter sanitary sewer on the east side of St. David Street North, which terminates just south of Sideroad 18. Since this existing 300mm diameter sanitary sewer extends across a portion of the frontage of the subject lands, the extension of a sanitary sewer would provide a gravity sanitary sewer outlet for the development.

The storm sewer system on the internal roads will be sized to convey the 5-year design storm to the stormwater management facility per the Township of Centre Wellington Development Manual. Major storm events will be conveyed overland through the municipal rights-of-way to the stormwater management facility. Each lot will have a proposed 100 mm diameter storm service lateral connected to the proposed storm sewer system in the municipal right-of-way.

Primary sediment control will be achieved with the installation of heavy-duty sediment fencing around the property boundary. The silt fence will eliminate the opportunity for water borne sediments to be transported from the site. Temporary rock check dams will be installed in rear and side yard swales after the initial grading has been completed to slow the flow rates and promote the settlement of waterborne sediments before they reach the silt fences and the stormwater management facility.

d) Agricultural Impact and Minimum Distance Separation Assessment

The Agricultural Impact and Minimum Distance Separation Assessment dated January 22, 2025, was prepared by Stantec Consulting Ltd. in support of the proposed development.

The report found that only one property, 6585 Highway 6, has minimal potential to impact the Subject Property at 100% barn capacity. However, our desktop analysis found that the livestock barns at 6585 Highway 6 are currently unused, which would nullify the need for an MDS1 setback; so, the setback encroachment for 6585 Highway 6 presented below is only relevant as a future possibility.

Additionally, the Township noted in an October 28, 2024, Settlement Area Boundary Expansion Recommendation Report that no MDS1 encroachments were identified on the Subject Property, which has been further supported by this study. Further, expanding into Prime Agricultural Areas cannot be avoided, as all land outside the Fergus Urban Centre is a Prime Agricultural Area. To mitigate loss of farmland, development into these areas should be phased, and prime agricultural lands should be kept in agricultural production until the land is needed for development.

Given the need for a Settlement Area Boundary Expansion to accommodate future population and employment growth, the report concludes that the Subject Property would be a good candidate for inclusion.

e) Transportation Impact Assessment

A Traffic Impact Assessment (TIA) was prepared by Paradigm Transportation Solutions Limited, dated February 2024, in support of the Draft Plan of Subdivision for the subject lands,

The TIA analyzed existing traffic conditions, including a review of the proposed development, as well as traffic forecasts for an opening-year horizon (2030), a five-year horizon (2035) and a ten-year horizon (2040). It also included recommendations to improve future traffic conditions to deem the proposed development as appropriate.

Based on the investigation carried out, the report concludes that the study area intersections are currently operating at acceptable levels of service and within capacity. The overall development at full build-out is forecasted to generate 219 new trips in the AM peak hour and 301 new trips in the PM peak hour. As traffic volumes increase at the study area intersections, capacity issues are identified at the intersections of Highway 6/St. David Street & Sideroad 19; and St. David Street & Gordon Street.

Moreover, the report highlights existing capacity deficiencies under background conditions, which would be further exacerbated with the addition of site-generated traffic. This additional traffic contributes to capacity issues at the intersections of Highway 6 & Sideroad 18/Street A; Highway 6 & Street E; Highway 6/St. David Street & Sideroad 19; St. David Street & Gordon Street. However, the report indicates that traffic control signals are not warranted for unsignalized study area intersections. A southbound left-turn lane on Highway 6 at Street B is warranted with a minimum of 50 metres of storage.

The TIA concludes with recommendations to approve the development with the following improvements to the road network:

- Highway 6 and Sideroad 18/Street B
 - Unwarranted traffic control signals
 - Southbound left-turn lane with a minimum of 50 metres of storage
 - Eastbound left-turn lane
 - Westbound left-turn lane
- Highway 6 and Street E
 - Southbound left-turn lane with a minimum of 40 metres of storage

The report concludes with a further recommendation that the Township of Centre Wellington and the Ministry of Transportation come to an agreement on either extending the connecting link, widening Highway 6/St. David Street in the study area, or providing a Highway 6 by-pass of Fergus to reduce the through volumes in the community.

f) Hydrogeological Investigation Report

A Hydrogeological Investigation was prepared by Chung & Vander Doelen, dated January 31st, 2025, in support of the proposed development.

The Hydrogeological Investigation report characterizes the hydrological setting, and assesses the feasibility and potential impacts of servicing matters. Based on the results of the investigation, the following conclusions and recommendations are provided.

The report concludes that the subject property is predominantly underlain by fine sand deposits of the late Wisconsin stage of the Pleistocene period, which reduces in thickness from north to south across the property. Shallow groundwater generally mimics the topography of the Site and flows towards the southwestern corner of the property and towards the southeastern wetland.

Due to the predominance of the underlying fine sand deposits with a high infiltration rate and the relatively deeper-lying groundwater table in the north and central sections of the site, infiltration/recharge opportunities throughout the subject lands should be abundant with a target recharge quantity for matching in post-development of 46,243 m³/yr.

The property falls within the Fergus Wellhead Protection Area (WHPA) and is currently classified as WHPA-C and WHPA-B with an overall medium vulnerability rating between 6 and 8. The property is located between three (3) of the six (6) Fergus municipal supply wells. No chemical threats or concerns were identified within the property bounds.

It is recommended that once finished floor elevations and a site grading plan are available, that CVD be retained to review the final design and provide updates to the recommendations and conclusions provided in this report.

g) Geotechnical Investigation Report

A preliminary Geotechnical Investigation, prepared by Chung & Vander Doelen, and dated February 6, 2025, was conducted in support of the proposed development for the subject lands. The purpose of the investigation is to determine the subsurface conditions to assist in the design and construction of the proposed site development.

A total of seventeen (17) boreholes were drilled at locations throughout the subject lands. Monitoring wells and above-grade monument casting were installed at each borehole location.

The locations of these boreholes/monitoring wells can be found in the Borehole Location Plan, Drawing 1 in the Geotechnical Investigation Report.

Generally, the boreholes contained native soil conditions capable of supporting the proposed development. However, loose and firm soil conditions were encountered at four (4) of the eight (8) boreholes, which are unsuitable for development in their current condition. The report recommends that these areas be removed and replaced with engineered fill where necessary.

The report concludes that a permanent groundwater system (GWMS) be implemented for the development of the lands to control future groundwater levels. Alternatively, the site can be raised to establish floor basement levels at least 0.6 metres above high groundwater levels. Additional geotechnical engineering guidelines are provided to further support the proposed site development.

h) Noise Study

A Noise Feasibility Study dated March 5th, 2025 was prepared by HGC Engineering, to examine the noise impacts of road traffic on Highway 6 in relation to the proposed development. The assessment was conducted in accordance with the Ministry of Environment, Conservation and Parks (MECP NPC-300) guidelines and the Township's noise control requirements.

The report indicates that the predicted sound level will be within MECP guidelines limits at the proposed buildings. The following recommendation are provided:

1. There are no specific ventilation requirements or noise warning clauses for the proposed dwellings.
2. Any exterior wall, and double-glazed window construction meeting the minimum requirements of the OBC will provide adequate sound insulation for the proposed dwelling.
3. A detailed noise study should be performed when lotting information is available, and when siting information is available for the Medium Density Blocks.

To ensure that the noise control recommendation outlined above are properly implemented, it is recommended that a detailed noise study should be conducted when lotting and detailed grading information is available to determine barrier heights, ventilation requirements and building construction for the Medium Density Blocks.

i) Stage 1 & 2 Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment dated February 25th, 2025 was prepared by AMICK Consultants Ltd. in support of the proposed development.

The entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment which consisted of high intensity test pit methodology at a five-metre interval between individual test pits and high intensity pedestrian survey at an interval of 5 metres between individual transects on August 2nd, September 14th, and October 11th & 18th 2024.

As a result of the assessment, one (1) historic site 24-656H1 (AkHc-30) was identified. The 24-656H1 (AkHc-30) Site assemblage dates primarily between the second quarter and last quarter of the nineteenth century, with the most likely date range from 1839-1890. The site contains at

least 20 artifacts that date before 1900. Consequently, the site retains CHVI and a Stage 3 Site-Specific Assessment is recommended.

Based on the characteristics of these sites and the analysis of artifacts, the following recommendations are made:

1. The Cultural Heritage Value or Interest (CHVI) of the 24-656H1 (AkHc-30) Site has not been completely documented. There is potential for further CHVI for this location. The 24-656H1 (AkHc-30) Site requires Stage 3 Site-specific Assessment to gather further data to determine if Stage 4 Mitigation of Development Impacts will be required.
2. A Stage 3 Site-specific assessment of the 24-656H1 (AkHc-30) Site must be completed for this site in accordance with the Standards and Guidelines for Consultant Archaeologists (MTC 2011). The Stage 3 Site-specific assessment will consist of the excavation of 1 by 1 metre square test units on a 5 by 5 metre square grid; the grid squares will be referred to by the intersection coordinates of their southwest corner. Each test unit will be excavated stratigraphically by hand into the first 5 centimetres of subsoil. Each unit will be examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6-millimetre width. All artifacts will be retained and recorded by the corresponding grid unit designation and will be held at the corporate office of AMICK Consultants Limited until such time that they can be transferred to an agency or institution approved by the Ontario MCM (MCM) on behalf of the government and citizens of Ontario.
3. The Stage 3 Site-specific Assessment of the 24-656H1 (AkHc-30) Site must include further archival research to establish the details of the occupation and land use history of the rural township lot of which the study area was a part.

10. CONCLUSION

This Report provides an assessment of the proposed development and development applications for the property known municipally as 968 St. David Street North, which includes a discussion on the existing conditions of the site, its context, the land use planning policy framework applicable to it and land use planning rationale for the development proposed.

Based on our assessment of the applications, it is our opinion that the proposed Official Plan Amendments (County and Local), Zoning By-Law Amendment and Draft Plan of Subdivision applications are justified as they have regard to the Planning Act, are consistent with the PPS, and subject to Council's adoption, conforms to the County of Wellington Official Plan, the Township of Centre Wellington Official Plan and Zoning By-Law.

Moreover, it is our opinion that all statutory and policy tests for the expansion of the settlement area boundary, as set out in the PPS 2024 and for the redesignation of the subject lands have been satisfied by the application, which serves the public interest and represents sound land use planning.

It is our opinion that these applications for OPA/ZBA/Draft Plan of Subdivision are appropriate at this time to move the proposed development forward. As per the March 3rd, 2025, Public Information meeting, the subject lands are recommended for inclusion in the settlement boundary area. Should the County include these lands as part of their OPA approval process prior to Council's adoption of this Official Plan Amendment application, the applicant will withdraw this OPA application as it will be redundant.

Based on the above and the conclusions of this Report, it is our recommendation that the County of Wellington and the Township of Centre Wellington:

- Deem the application package complete and process the applications in accordance with the municipal process;
- Schedule a Neighbourhood Information Meeting to obtain comments from neighbouring residents and interested parties; and
- Circulate the application to internal departments, technical review agencies, and the community in accordance with city procedures and the Planning Act.

Respectfully submitted,



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