

Planning Justification Report

650 Victoria Terrace, Fergus

2566201 Ontario Inc.

Township of Centre Wellington
County of Wellington

Official Plan Amendment
Zoning By-law Amendment

August 2025



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1. Introduction

1.1 Overview

GSP Group (“**GSP**”) has been retained by 2566201 Ontario Inc. (the “**Owner**” or “**Dunpar Development Inc.**”) as the Planning Consultants to prepare a Planning Justification Report (“**PJR**”) in support of the Applications for a County and Township Official Plan Amendment and Zoning By-law Amendment (the “**Subject Applications**”) for the property municipally known as 650 Victoria Tarrance, Fergus (the “**Site**”) (See **Figure 1**).

The Site is identified within the “Primary Urban Centre” and “Employment Area” in Fergus according to Schedule A-1 of the County of Wellington Official Plan. The Site is further designated “Built Area” on Schedule B-1 in the County of Wellington Official Plan. The Site is located within the Built Boundary and designated “Industrial” according to Schedule A-1 of the Township of Centre Wellington Official Plan. The Site is currently zoned “Service Industrial (M1)” according to the Township Zoning By-law No. 2009-45.

The purpose of the Subject Applications is to facilitate a mixed-use development. The Proposed Development has been designed to provide a total of 192 cluster townhomes, a 0.28 ha common amenity area and eleven (11) commercial units. The County of Wellington’s Official Plan currently designates the Site as Employment Area, restricting its use to employment-related purposes and will require an amendment to redesignate the Site to Delineated Built-up Area, facilitating the proposed mixed-use development. The current Township Official Plan designation as well as the zoning on the Site will not facilitate the Proposed Development, therefore, a Township Official Plan Amendment and Zoning by-law Amendment are also required.

To facilitate the construction of the Proposed Development, the Subject Applications request:

- County Official Plan Amendment (“**County OPA**”) to remove the current “Employment Area” designation from the Site;
- Township Official Plan Amendment (“**Township OPA**”) to redesignate the Site from ‘Industrial’ to ‘Residential’, including a Special Policy Area for:
 - An increased residential density of 41 units per hectare
- Zoning By-law Amendment (“**ZBA**”) to rezone the Site from Service Industrial (M1) to Residential Mixed Use (R6), with Site Specific regulations, including:

- Cluster Townhouse
 - Minimum Front Yard 1.52 m (5 ft)
 - Minimum Exterior Side Yard 1.52 m (5ft)
 - Minimum Side Yard 3.3 m (10.8 ft)
 - Minimum Number of Attached Dwelling Units in a Row 12
 - Minimum Private Amenity 11 sq.m. per unit with a minimum width of 2.1m
 - Minimum Landscaped Open Space 27%

1.2 Background

A Pre-Consultation Meeting for the Subject Applications was held on November 13th, 2024 with County and Township representatives, the Owner and other applicable agencies. The Pre-Consultation comments provided listed a Planning Justification Report (“PJR” or “Report”) as a requirement of a complete application. This PJR has been prepared in support of the proposed Applications.

As identified in the Pre-Consultation comments, the following technical reports have been considered in our analysis:

- Functional Servicing Report (Water, Wastewater and Stormwater) prepared by MTE Consultants Inc., dated August 14, 2025;
- Arborist Report prepared by Kuntz Forestry Consulting Inc., dated August 1, 2025;
- Environmental Site Assessment prepared by Azimuth, dated August 11, 2025;
- Land Use Compatibility Report prepared by Thornton Tomasetti, dated August 8, 2025
- Noise Study prepared by Thornton Tomasetti, dated August 8, 2025; and,
- Traffic Impact Study prepared by Paradigm, dated August 2025.

The Township’s Pre-Consultation Application comments and checklist are included in **Appendix ‘A’** to this Report.

1.3 Purpose and Scope

This Report has been prepared in support of the Subject Applications and will provide planning justification for the proposed Official Plan Amendments and Zoning By-law Amendment.

The objectives of this Report are as follows:

- A description of the Site, its existing physical conditions, and its context within the surrounding community;
- To provide a brief summary of the Subject Applications.
- An overview of the relevant planning policy and regulations that affect the proposed planning application, including Provincial, County, and local policies, regulations, and guidelines; and,
- To provide a planning justification for the Subject Applications.

This Report also includes **Appendix 'B'** which contains draft text of the proposed County of Wellington Official Plan Amendment to remove the current Employment designation from the Site, **Appendix 'C'** which contains draft text of the proposed Township Official Plan Amendment, and **Appendix 'D'**, which contains draft text of the proposed Zoning By-law Amendment to amend the Township of Centre Wellington Zoning By-law No. 2009-045.

2. Site Overview and Context

2.1 Site Location Description

The Site, a through lot, is municipally addressed as 650 Victoria Terrace and is located within the Primary Urban Centre of Fergus in the Township of Centre Wellington, within the County of Wellington (See **Figure 1**). The Site is 4.78 hectares in area and is irregularly shaped. The Site is bound by Gzowski Street to the northeast, low rise residential uses to the southeast, Forfar Street to the south, Victoria Terrace to the southwest and low-rise residential uses to the northwest along with an open space to the north.

The Site consists of a one-storey brick service industrial building with frontage onto Victoria Terrace. The existing vegetation on Site is minimal as trees are confined primarily along the northwest and northeast property lines and do not contain any protected or designated natural heritage features. Topographic data reveals that the Site is generally flat sloping from the southwest to the northeast with an elevation change of approximately 6.5 metres.

2.2 Surrounding Land Uses and Context

The Site is located on the north side of Fergus, east of St David Street North (Hwy 6), and west of Gartshore Street. The Site is surrounded by diverse land uses, including industrial, residential, institutional and open space zones.

NORTH: Directly **north** of the Site is an open space containing a Fergus owned hydro enclosure and a pedestrian path that connects the residential neighbourhood to Gzowski Street. Northward beyond Gzowski Street are employment lands that contribute to the area's mixed-use character.

EAST: The Site is bounded to the **east** by a decommissioned railway right-of-way, currently utilized as part of the Elora Cataract Trailway, which acts as a steppingstone for the Trans Canada Trail. A connection to the trail is directly across from the Site on the northeast side Gzowski Street. Adjacent to the right-of-way is a low-rise residential neighbourhood featuring two mid-rise apartment buildings, approximately 3 to 3.5 storeys in height.

SOUTH: The area **south** of the Site is characterized by the intersection of Victoria Terrace and Forfar Street, a two-way stop controlled by Forfar Street. Forfar Street is part of a Significant Cultural Heritage Landscape Linear Corridor that makes up part of the Elora Cataract Trailway. Directly across from Forfar Street is home to Victoria Terrace Public School, which uses the northeast

side of Victoria Terrace for student drop-off and pick-up. The surrounding neighbourhood is a low-rise residential area featuring several listed heritage buildings.

WEST: The Site is bound to the **west** by Victoria Terrace that is a local road with an approximate 20-metre right-of-way width. The Site has approximately 255.8 metres of frontage onto Victoria Terrace. Beyond Victoria Terrace lies a low-rise neighbourhood characterized by open spaces, institutional uses, and the Significant Cultural Heritage Landscape Area, Churchill Crescent Wartime Housing.

In addition to the above, various community and institutional uses in the nearby community will serve the Proposed Development, including:

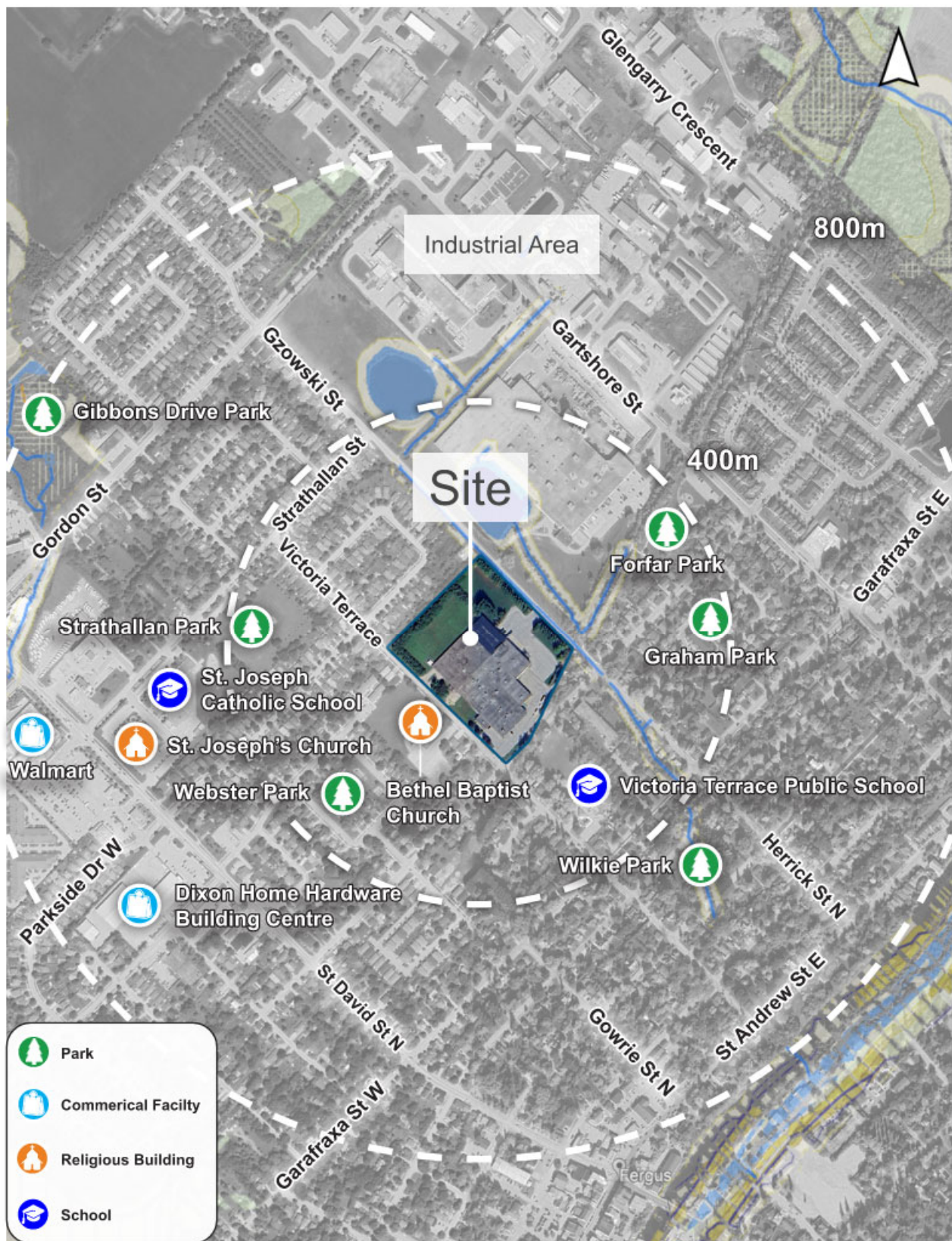
- Elora Cataract Trailway / Trans Canada Trail (east).
- Forfar Park (east).
- Victoria Terrace Public School (south).
- Wilkie Park (south).
- Webster Park (west).
- Strathallan Park (west); and,
- St. Joseph Catholic School (west).

A visual analysis of the surrounding land uses is illustrated in **Figure 2** below. Area transportation context is shown on **Figure 3** below.



Site Location
Source: Google Earth Pro (2024)

Figure
1



2.3 Policy Context

The Site is currently designated in the County of Wellington, May 2025 Consolidation, as:

- Primary Urban Centre and Employment Area on Schedule A1 – “County Growth Structure Centre Wellington” (see **Figure 3**); and,
- Built Boundary on Schedule B1 – “Land Use Centre Wellington” (see **Figure 4**).

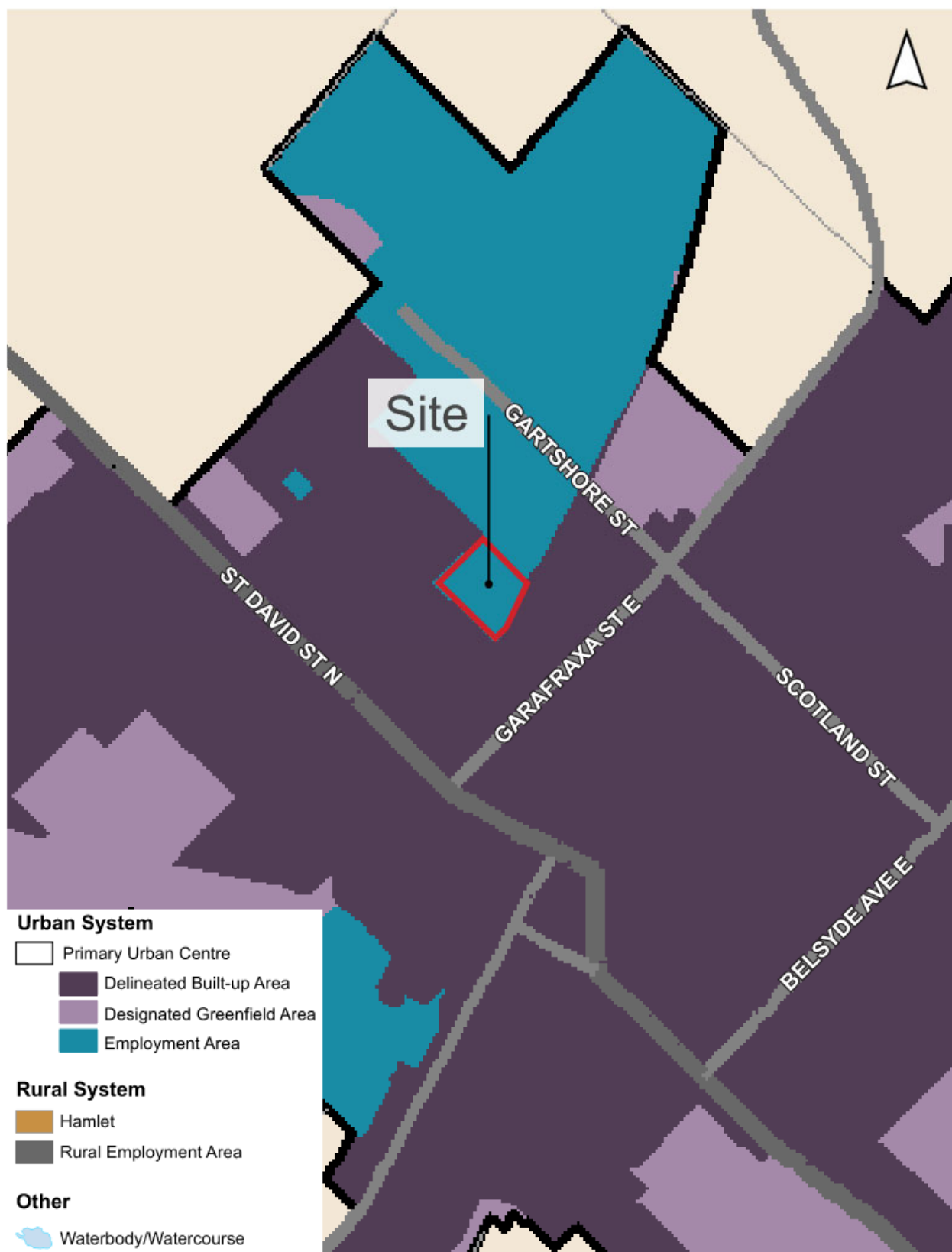
The Site is currently designated in the Township of Centre Wellington Official Plan (2005), December 2024 consolidation as:

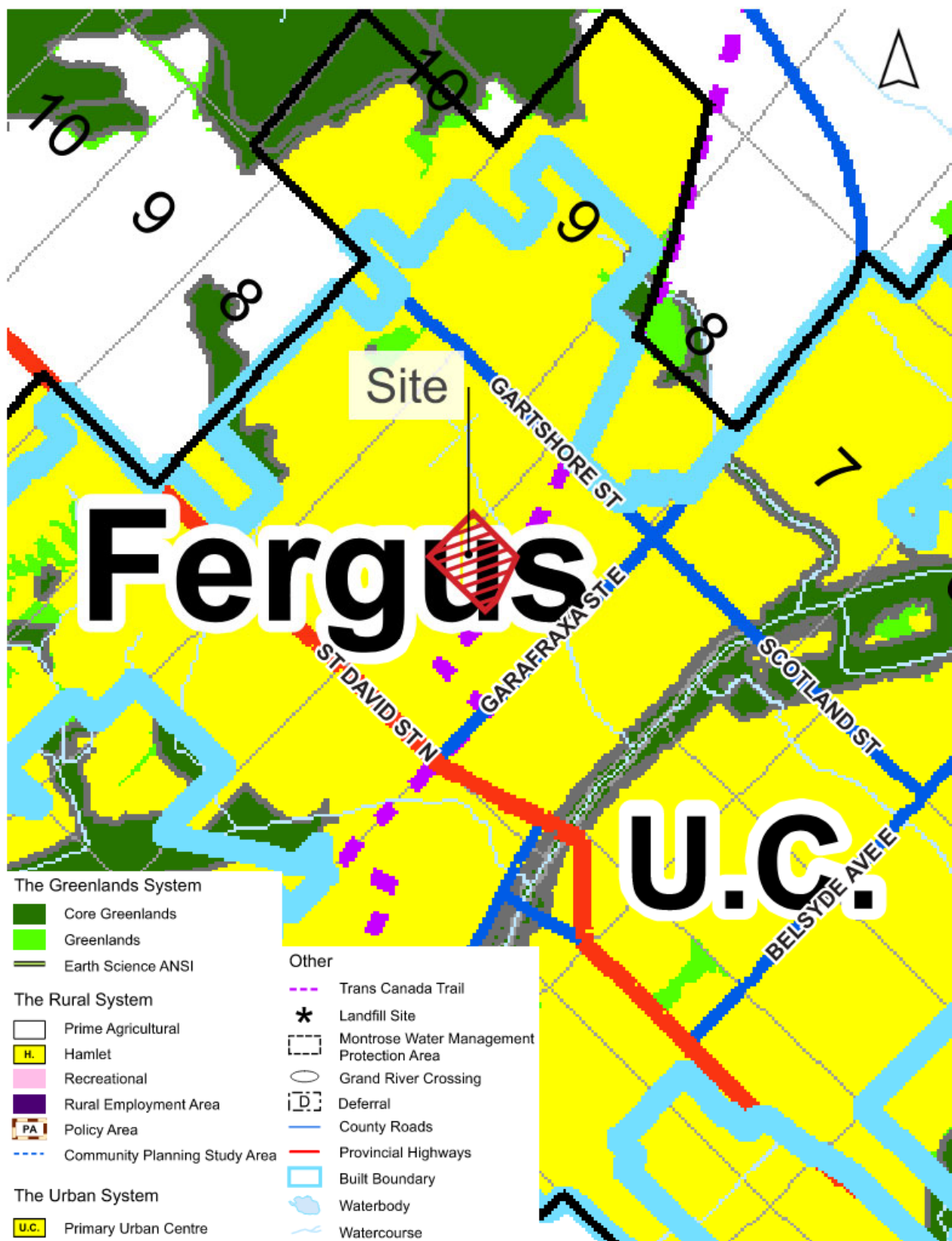
- Industrial on Schedule A-1 – “Land Use Plan” (see **Figure 5**); and,
- Within the northeast and St. David Street North Fergus Municipal Service Areas on Schedule B – “Municipal Servicing Plan” (see **Figure 6**).

The Site is currently zoned in the Township of Centre Wellington Zoning By-law No. 2009-045 as:

- Service Industrial (“M1”) on Zoning Map 76 (see **Figure 7**).

The Site is within the regulatory limits of the Grand River Conservation Authority (“**GRCA**”) along the Gzowski Street frontage. However, per GRCA comments circulated November 13, 2024, *“the subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.”*

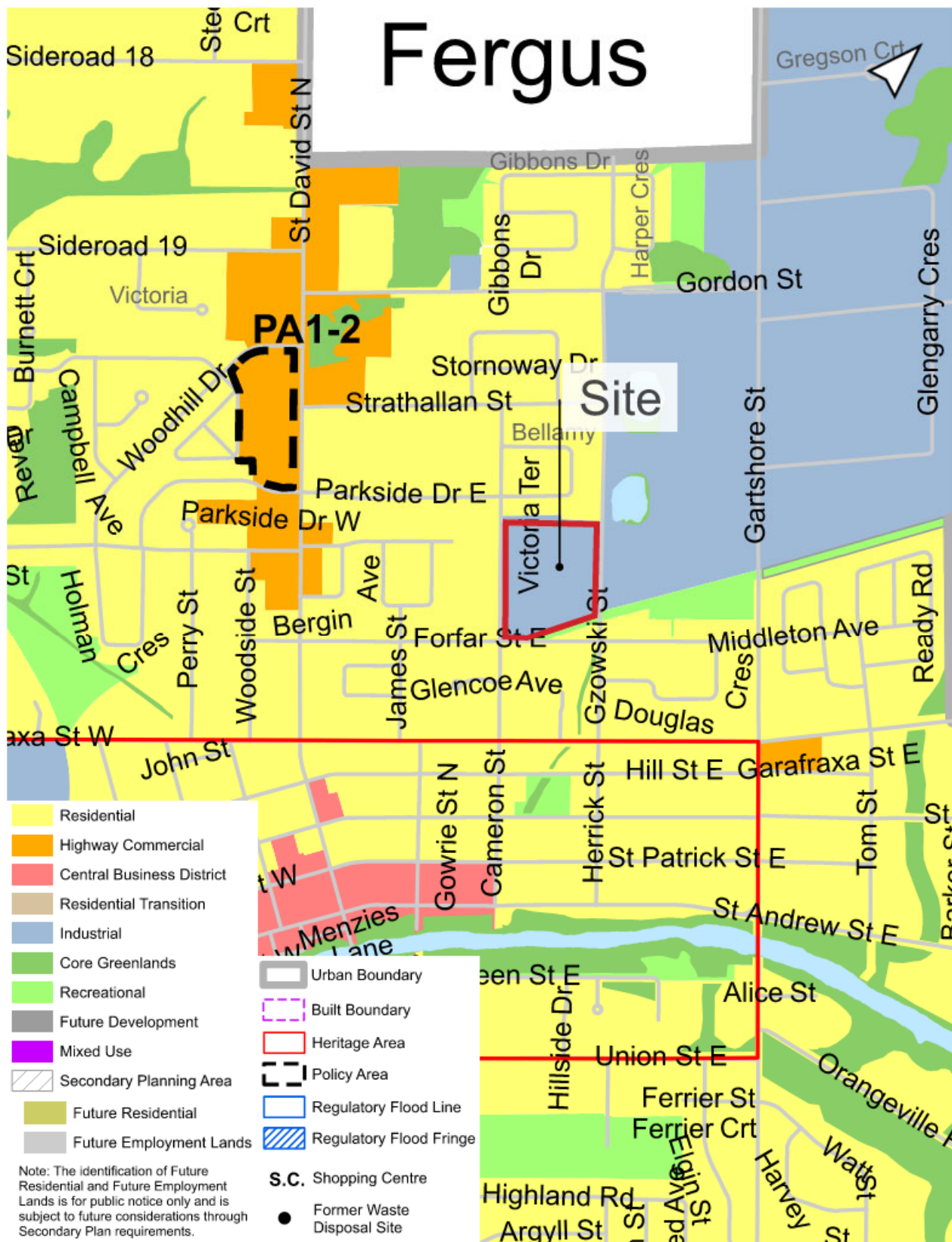




County of Wellington Official Plan - Land Use

Source: County of Wellington Official Plan Schedule B1, Land Use (2025)

Figure
4



Township of Centre Wellington Official Plan - Land Use Plan

Source: Township of Centre Wellington Official Plan Schedule A-1, Land Use Plan (2025)

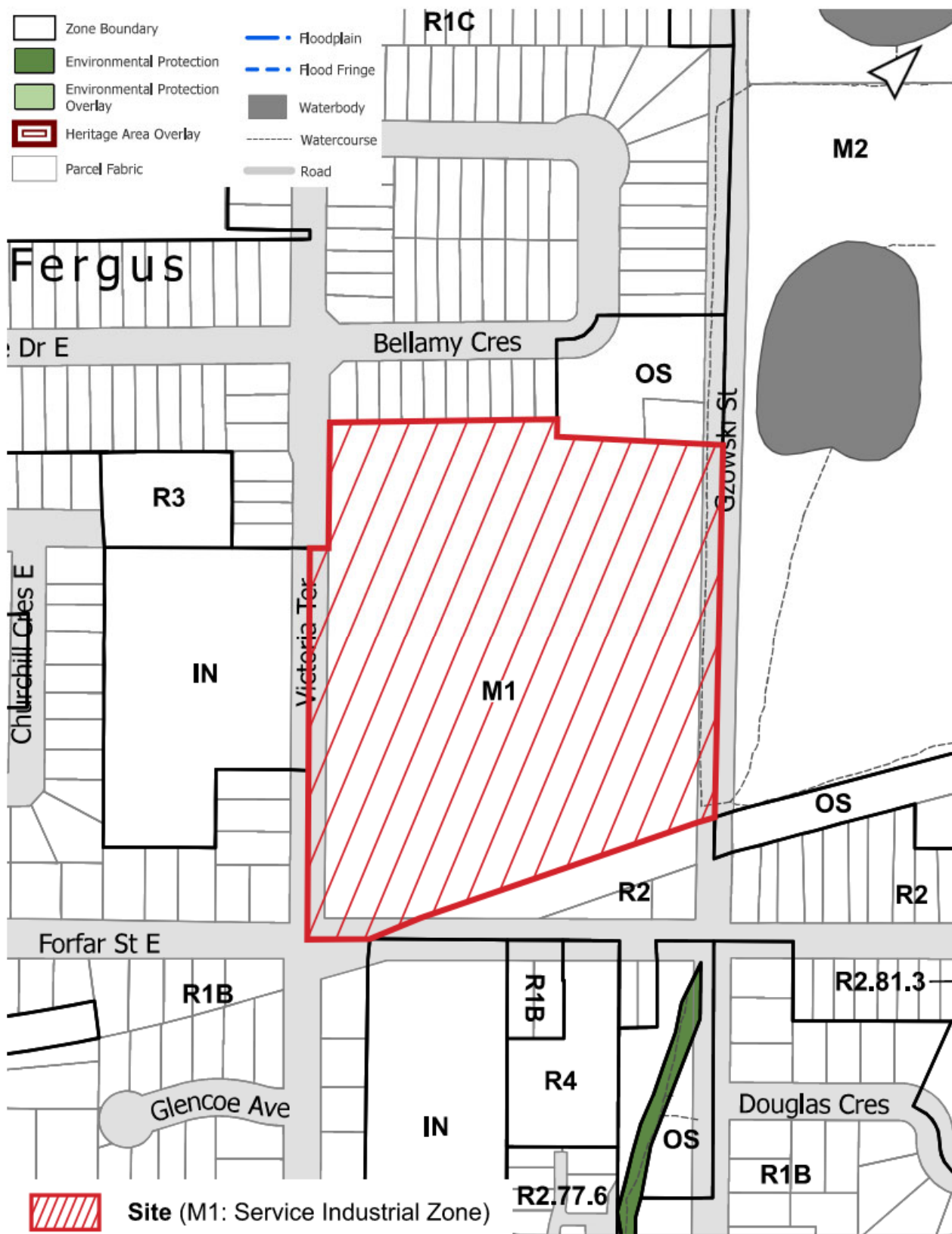
Figure
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Source: Township of Centre Wellington Official Plan Schedule B,
Municipal Servicing Plan (2004)

Figure

6



3. Proposed Development

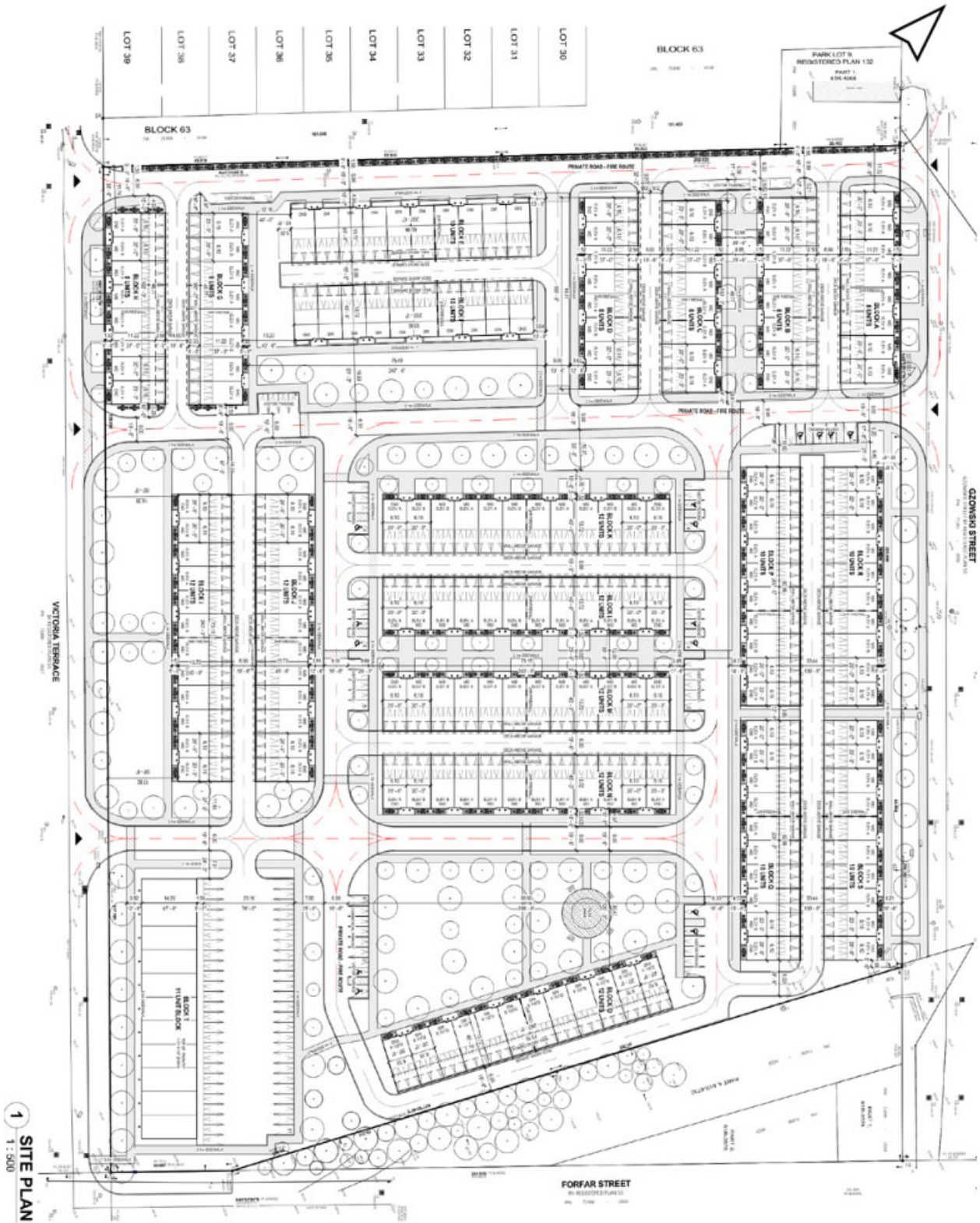
The Proposed Development (see **Figure 8**) requires a County and Township Official Plan Amendment and Zoning By-law Amendment to facilitate the proposed mixed-use development. The Proposed Development has been designed to provide a total of 192 cluster townhomes containing a range of units, a 0.28 ha outdoor amenity space located in the southeast quadrant of the Site and eleven (11) commercial units.

The Site has direct frontage onto Victoria Terrace and Forfar Street. A total of 452 residential parking spaces (surface and garage) is being proposed along with 57 surface spaces for the proposed commercial units. The Proposed Development also includes internal access roads, landscaped open space, and both common and private amenities. Key statistics on the Proposed Development are summarized in **Table 1.0** below.

A comprehensive Noise Study and Traffic Study has also been completed that outlines the potential noise and traffic impacts and any necessary mitigation measures to ensure compliance with applicable criteria for the Proposed Development.

Table 1.0 Site Data Chart

Proposed Development Statistics	
Residential Type	Cluster Townhouses
Lot Area	4.78 ha
Lot Frontage	86.474 m (Gzowski Street)
Building Height	3 storeys; 11m
Max Number of Attached Dwelling Units	12 units
Common Amenity	0.28 ha (2,801.75 sq.m.) Outdoor Common Amenity Area
Landscape Open Space	27.23 %
Private Amenity Area	11.3 sq.m. deck per unit

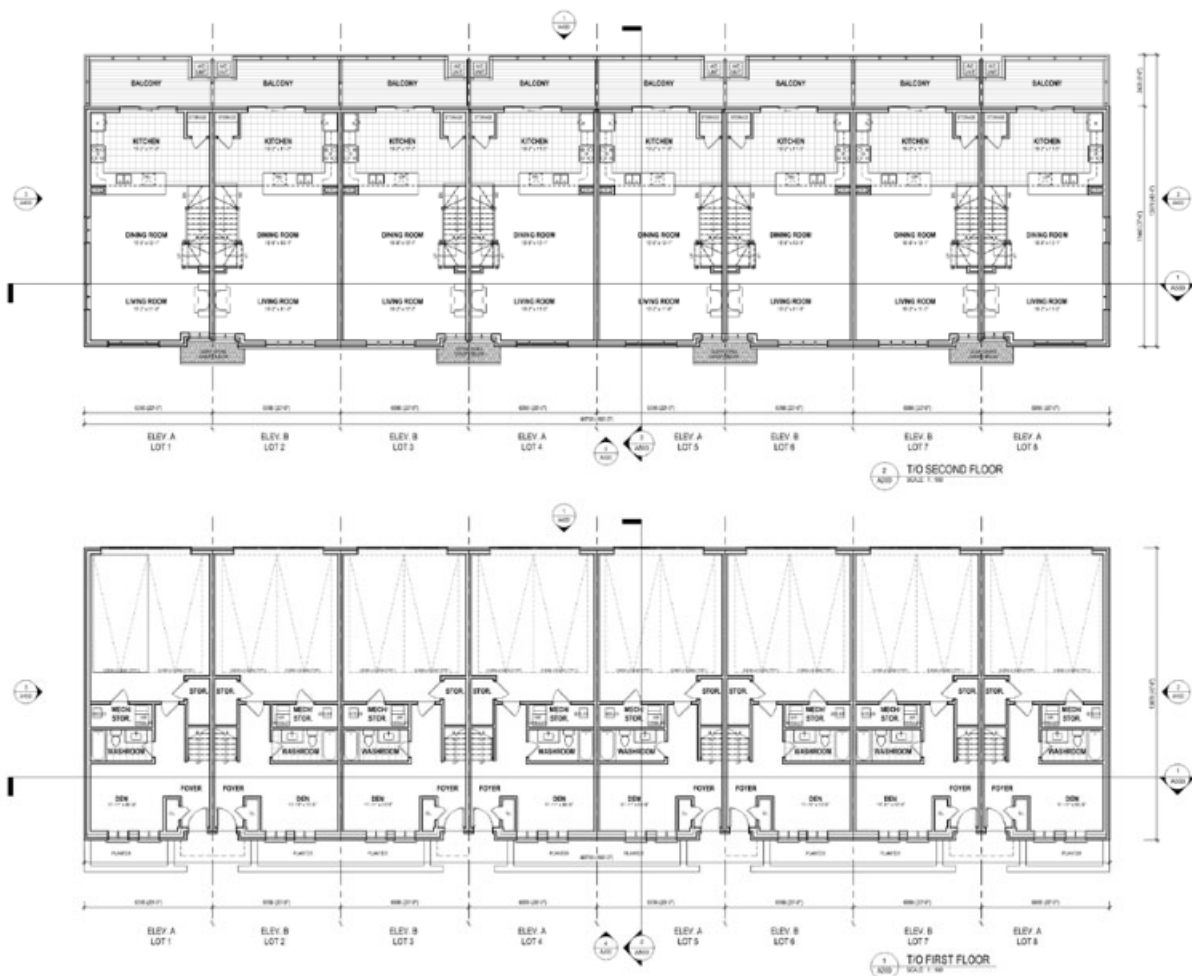


Site Plan

Source: Infinity Architecture & Design (August 2025)

Figure

8

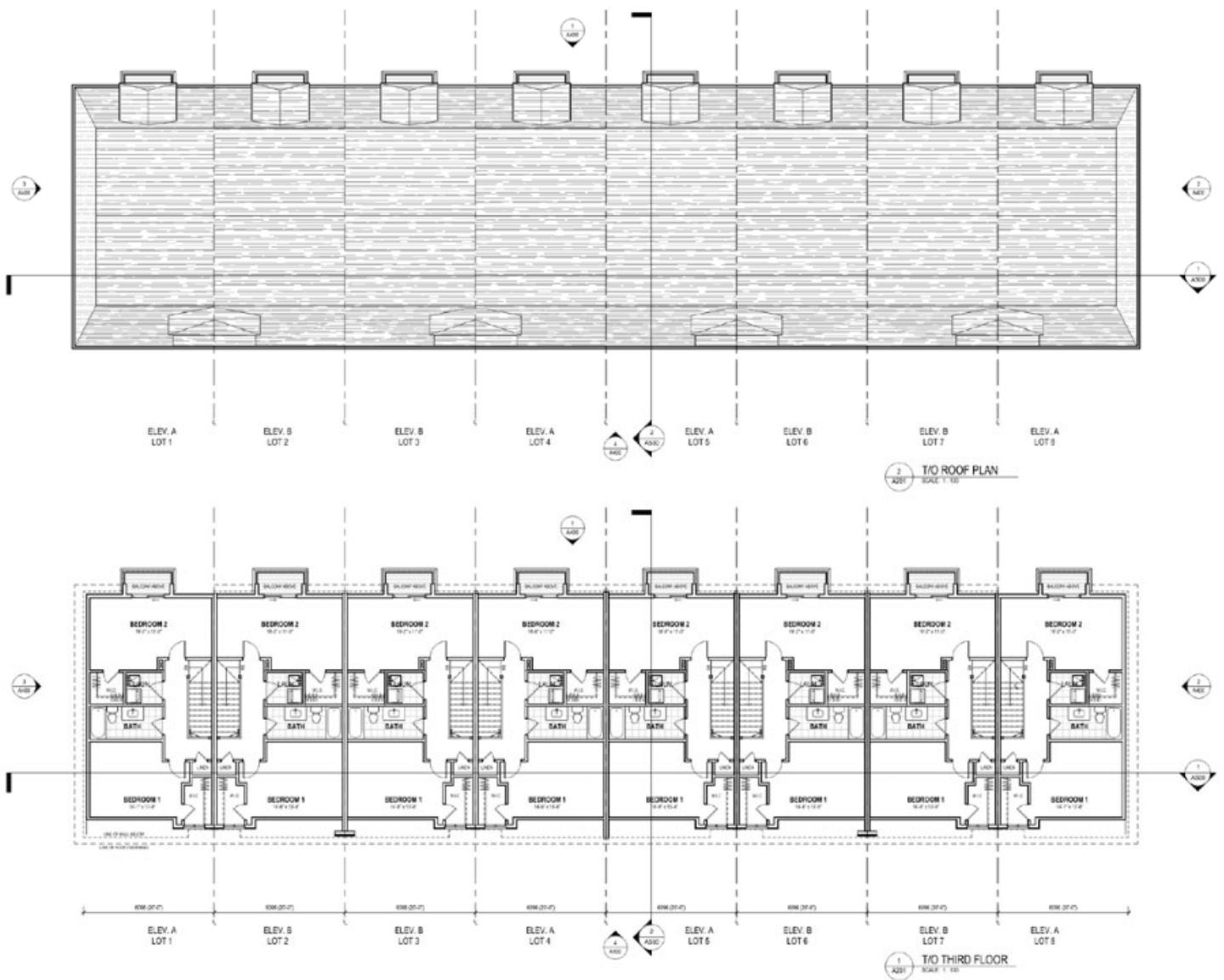


Cluster Townhouse Block 1st & 2nd Floor Plans

Source: Infinity Architecture & Design (August 2025)

Figure

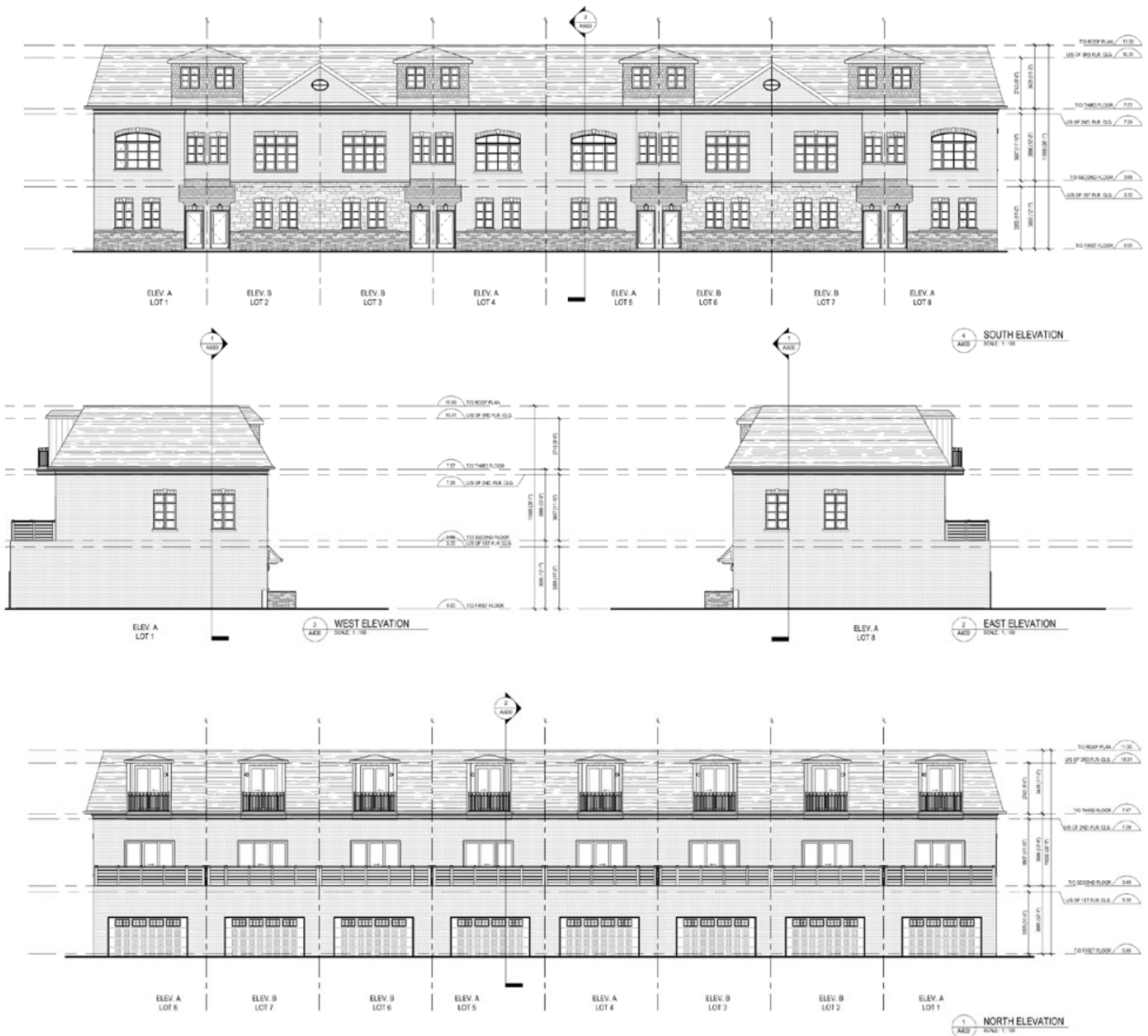
9



Cluster Townhouse Block 3rd & Roof Floor Plans

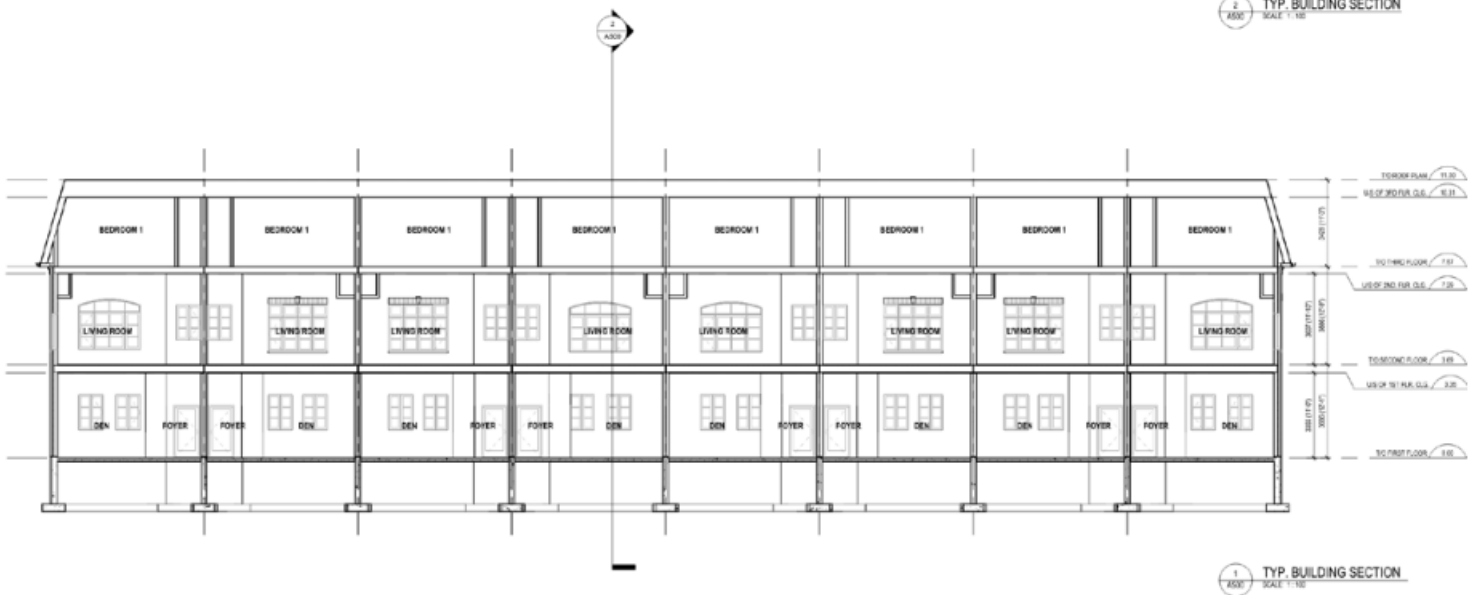
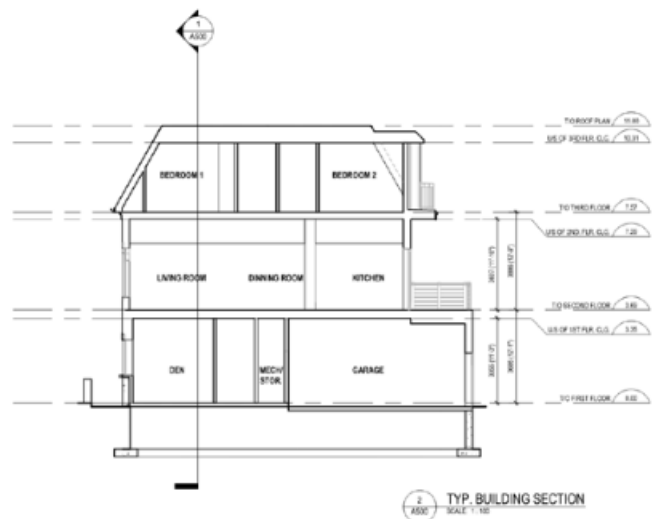
Source: Infinity Architecture & Design (August 2025)

Figure
10



Cluster Townhouse Block A Elevations
Source: Infinity Architecture & Design (August 2025)

Figure
11



Cluster Townhouse Building Sections
Source: Infinity Architecture & Design (August 2025)

Figure
12

4. Planning Policy Overview and Justification

4.1 Planning Act

The *Planning Act R.S.O. 1990, c.P.13* (the “**Planning Act**”), serves as the foundational legislation governing land use planning in Ontario, providing a comprehensive framework that integrates provincial interests into planning decisions, outlines a transparent and efficient planning process, fosters cooperation among diverse stakeholders, and affirms the authority and accountability of municipal councils in planning matters, thereby ensuring a balanced and effective approach to land use planning within the province.

Section 1.1 of the *Planning Act* outlines the purpose of the Act, which are:

- a. to promote sustainable economic development in a healthy and natural environment with the policy and by the means provided under this Act;
- b. to provide for a land use planning system led by provincial policy;
- c. to integrate matters of provincial interest in provincial and municipal planning decisions;
- d. to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- e. to encourage co-operation and co-ordination among various interests;
- f. to recognize the decision-making authority and accountability of municipal councils in planning.

4.1.1 Matters of Provincial Interest

Section 2 of the *Planning Act* outlines matters of provincial interest that various authorities, including the Minister, municipality, and Tribunal, must consider when carrying out their responsibilities under the Act. The relevance of these matters to the Proposed Development is discussed below in **Table 2.0**:

Table 2.0 Matters of Provincial Interest

Planning Act, Section 2 - Matters of Provincial Interest		
No.	Policy	Assessment
(a)	the protection of ecological systems, including natural areas, features and functions;	The Site's north-western boundary along Gzowski Street is parallel to a tributary unnamed watercourse in which the Grand River Conservation Authority mapping shows the regulatory limit extending into the Site. However, per GRCA comments circulated November 13, 2024, <i>"the subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required."</i>
(b)	the protection of the agricultural resources of the Province;	Not applicable.
(c)	the conservation and 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 Site is located adjacent to Forfar Street East a Significant Cultural Heritage Landscape Linear Corridor that makes up part of the Elora Cataract Trailway. The Proposed Development will not cause alteration to the existing corridor with a 7.5 metre setback provided to the commercial building face and enhanced plantings.
(e)	the supply, efficient use and conservation of energy and water;	The Proposed Development will be connected to all applicable township services, which have sufficient capacity to support the Proposed Development. Two water connections are proposed one from the driveway entrance off

		Gzowski Street and one from Victoria Terrace which will subsequently branch out to supply the private watermain for the Proposed Development with internal looping to ensure redundancy of supply and increase fire flows.
(f)	the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The Proposed Development will be connected to all applicable Township services and utilities, which have sufficient capacity to support the Proposed Development. Transportation Impact Study concludes that new traffic generated by the Proposed Development will operate at acceptable levels.
(g)	the minimization of waste;	The Proposed Development intends to redevelop the Site and demolish the existing one-storey brick service industrial building. Opportunities for waste management, reclamation of unused recyclable building Site material, and erosion control will be considered at the time of demolition. Wherever possible and feasible, local manufacturers or suppliers of construction materials will be sourced to reduce travel distance of material, and building materials containing recycled content will be considered where possible and feasible.
(h)	the orderly development of safe and healthy communities;	The Proposed Development is located within the Built Boundary, incorporates a mix of residential and commercial uses that will contribute to the existing predominantly residential neighbourhood. The inclusion of an outdoor common amenity area and landscaped open space will enhance the aesthetic appeal of the area and contribute to the well-being of its residents, while the provision of

		commercial units with direct frontage onto Victoria Terrace will stimulate local economic activity.
(h.1)	the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	The Proposed Development will adhere to all requirements prescribed in the Accessibility for Ontarians with Disabilities Act, the Ontario Building Code and Section 4 of the Township of Centre Wellington's Urban Design Manual for Barrier Free Accessibility Standards.
(i)	the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	This application will be circulated to the School Board for comment however the Proposed Development is within proximity to two elementary schools (Victoria Terrace Public School and St. Joseph Catholic School). The Proposed Development is within proximity to parks and other municipal facilities. The Proposed Development will also provide a 0.28 ha common amenity area for its residents.
(j)	the adequate provision of a full range of housing, including affordable housing;	The Proposed Development of 192 cluster townhouse units will enhance the diversity of housing options in the surrounding area, as the Site is situated in a transitional area characterized by predominantly low-density residential areas and industrial uses to the northeast.
(k)	the adequate provision of employment opportunities;	The Proposed Development will create a range of employment opportunities within the neighbourhood and wider community by including eleven (11) commercial units with direct frontage onto Victoria Terrace.
(l)	the protection of the financial and economic well-being of the Province and its municipalities;	The Proposed Development will utilize existing municipal service infrastructure, and any upgrades or extensions will be at the developer's expense.

		Development of the Site is also subject to current Development Charges prior to the issuance of Building Permit.
(m)	the co-ordination of planning activities of public bodies;	The Subject Applications will be circulated to all commenting authorities having jurisdiction and stakeholders by the Township for review and comments prior to Council rendering a decision on the Subject Applications.
(n)	the resolution of planning conflicts involving public and private interests;	Resolution of planning conflicts that may arise through consideration of the Subject Applications will be addressed as part of the circulation and review process, which will include a formal Statutory Public Meeting, prior to any decisions being made on the OPA/ZBA.
(o)	the protection of public health and safety;	Not Applicable.
(p)	the appropriate location of growth and development;	The Proposed Development aims to revitalize the underutilized Site through a combination of community intensification and employment retention. This will be achieved by introducing 192 cluster townhouses, thereby intensifying the predominantly residential community, and incorporating eleven (11) commercial units in the southern part of the Site, thus maintaining employment opportunities and reinforcing the existing land use pattern. By doing so, the development will create a distinction between the residential area and the employment lands to the north, which are separated by Gzowski Street. Full municipal services are available.
(q)	the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The Proposed Development creates a pedestrian oriented environment that prioritizes safety, accessibility, and comfort by incorporating wide sidewalks, cross walks, allocating all garage entries to be accessed from a rear lane rather

		than along the principal road network and integrating the proposed outdoor common amenity area into the sidewalk network to promote connectivity and seamless pedestrian access. A new public sidewalk is proposed along the Gzowski Street frontage to better connect the existing neighbourhood trail to the north creating a safer connection for residents to the Cataract Trail to the northeast of the Site.
(r)	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 is well designed in a manner that maximizes the highest and best use of the irregular-shaped Site while ensuring that the Proposed Development is visually appealing and addresses all frontages along Victoria Terrace, Gzowski Street and Forfar Street East creating a sense of place that is high-quality, safe, accessible, attractive, and vibrant. The proposed cluster townhouses and commercial units are also situated to align with the surrounding community fabric creating a cohesive environment. Further, garages for the townhomes are oriented away from the principal routes and street frontages creating a visually appealing development that encourages walkability.
(s)	the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The Proposed Development will adhere to all requirements outlined in the Ontario Building Code, which includes sustainability measures relating to greenhouse gas emissions and adaptation to a changing climate.

4.1.2 Consistency with Policy Statements

Section 3(5) of the *Planning Act* requires that all decisions of municipal councils regarding the exercise of authority concerning planning matters “*shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision*” and “*shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.*” The Provincial Planning Statement is applicable and relevant with respect to the Subject Application. The Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan and Metrolinx Act along with associated policy statements do not apply to the Site.

4.2 Provincial Planning Statement (2024)

Released on October 20, 2024, the Provincial Planning Statement (“PPS”) consolidates and updates previous policies, superseding the 2020 Provincial Policy Statement and the 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and is mandated under Section 3 of the *Planning Act*, requiring all planning decisions to be consistent with its provisions.

The PPS provides direction on provincial interests and guiding growth and development in Ontario to achieve effective and efficient land use planning. The goals and intent of the PPS are centered around five key priorities: generating an appropriate housing supply, making land available for development, providing infrastructure to support development, balancing housing needs with resource protection, and effective implementation.

The following provides a summary of the key PPS policy consideration for the Site as well as justification for the Proposed Development in terms of these policies:

4.2.1 Building Homes, Sustaining Strong and Competitive Communities

Section 2.1 of the PPS contains policies on planning for people and homes. *Policy 2.1.6* of the PPS states: “*Planning authorities should support the achievement of 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;*

Response: The Proposed Development contributes to the surrounding area by providing for a range and mix of housing options. This includes introducing medium density residential through the form of 192 cluster townhomes. The Proposed Development also creates a more accessible and complete community by adding sidewalks along both Gzowski Street and Victoria Terrace's Street frontages. The proposed medium density residential Site is appropriately sited directly adjacent to open space land uses along both the northwest and southeast boundaries providing a transitional buffer to the surrounding lower density housing built forms to the east, south and west.

4.2.2 Housing

Section 2.2 of the PPS relates to housing. *Policy 2.2.1* of the PPS states: "*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations."

Response: The Proposed Development will introduce a mixed-use development with 192 residential units in the form of cluster townhomes. This form of housing is underserved in the surrounding area. The development form will contribute to meeting social, health and economic wellbeing requirements of current and future residents. The Proposed Development is a form of intensification that will result in new housing options on a Site that is currently underutilized, including efficient placement of cluster townhomes and a commercial building with 11 units. At 41 units per hectare, the Proposed Development adds density to the Site while being respectful of surrounding uses and efficiently using the land,

resources, infrastructure, and public service facilities that are available or anticipated. Therefore, it is our opinion that the Proposed Development is consistent with *Policy 2.2.1* of the PPS by providing a mix of housing and density to the community.

4.2.3 Settlement Areas

Section 2.3.1 of the PPS outlines the general policies for settlement areas. *Policy 2.3.1.1* of the PPS states that settlement areas shall be the focus of growth and development. *Policy 2.3.1.2* of the PPS states that land use patterns within settlement areas should be based on densities and a mix of land uses which: efficiently use land and resources (a), and optimize existing and planned infrastructure and public service facilities (b).

Response: The Site is within the Built Boundary and Settlement Area of Fergus in the Township of Centre Wellington, which is to be the focus of growth and development. The Proposed Development efficiently uses the Site to introduce 192 townhouse dwelling units within a mixed-use development that efficiently utilizes the Site, as well as municipal infrastructure. Therefore, it is our opinion that the Proposed Development conforms to *Policy 2.3.11* and *2.3.12* of the PPS.

4.2.4 Intensification

Section 2.3.1.3 of the PPS states: “*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.*”

Policy 2.3.1.4 of the PPS states that: “*Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*”

Response: The County of Wellington’s Official Plan targets 38 percent of residential growth within the Centre of Wellington with 64 percent of that growth by 2051 to be within Fergus. The Proposed Development is a form of intensification and redevelopment that by incorporates a diverse range of housing options, including 192 cluster townhomes (41 units per hectare) to the Site. This will contribute to a more varied and inclusive housing market, addressing the needs of a broader demographic. Therefore, it is our opinion that Proposed Development is consistent with *Policy 2.3.1.3* and *2.3.1.4* as it is strategically located in an identified growth area and will contribute to a range and mix of housing options to the area.

4.2.5 Employment Conversion

Section 2.8.2 of the PPS outlines the general policies for employment areas. Policy 2.8.2.4 of the PPS states that to effectively plan for employment areas, planning authorities must conduct regular assessments to validate the suitability of designated employment areas to ensure alignment with their intended functions and maintain compatibility with surrounding land uses to safeguard the long-term operational and economic viability of these areas in accordance with established policies.

Policy 2.8.2.5 of the PPS states that lands from employment areas can be removed where it is demonstrated that:

- a) *there is an identified need for the removal and the land is not required for employment area uses over the long term;*

Response: The recently adopted County of Wellington's Official Plan Amendments (OPA 120 and 126) identified a need for additional greenfield residential and employment areas in Centre Wellington due to increased growth forecasts. The Proposed Development is situated within a predominantly low-rise residential neighbourhood, effectively creating a buffer between the employment lands to the north and contributing to a complete community. By converting the Site to non-employment uses, it would support both commercial and housing intensification, while having a minimal impact on employment land needs due to its relatively small size of approximately 4.78 hectares.

- b) *the proposed uses would not negatively impact the overall viability of the employment area by:*

1. *avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;*

Response: The Proposed Development, situated south of Gzowski Street is positioned to preserve the integrity of the adjacent employment lands to the north. By maintaining a clear physical and functional separation from the employment lands, the Proposed Development avoids potential negative impacts on existing or planned employment area uses. The design and location of the Proposed Development ensures unobstructed access to major

2. <i>maintaining access to major goods movement facilities and corridors;</i>	goods movement facilities and corridors safeguarding the operational efficiency of the employment area.
c) <i>existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</i>	<u>Response:</u> The existing infrastructure and public service facilities surrounding the Site are available to accommodate the Proposed Development.
d) <i>the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</i>	<u>Response:</u> The Site is surrounded by residential uses and residential-related uses to the east, south and west. The County recently adopted Official Plan Amendment No. 126 that proposes additional employment land within the urban boundary of Elora-Salem and Fergus. This was based on growth forecasts and allocation as contained in Official Plan No. 120 that received Provincial approval. In County adopted Official Plan No. 123, the definition of “Employment Area” was updated to reflect the definition in the PPS. Employment Areas are to represent cluster of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement and ancillary facilities. Ideally, these types of employment uses are better situated on larger properties where appropriate mitigation measures to reduce impacts to residential uses can be implemented. In our opinion, the current Site is more appropriately sized and located in an area to provide additional housing units in the Township of Centre Wellington. The Site is on the fringe of the employment area to the north and as stated above, is located adjacent to non-employment uses. It is our

opinion that the removal of the employment area designation will not negatively impact the overall employment areas in County of Wellington and Township of Centre Wellington.

Response: Based on the reasons contained above, it is our opinion that the proposed mixed-use development and removal of the County of Wellington Employment Area designation on the Site is consistent with *Policy 2.8.2.5* of the PPS.

4.2.6 Infrastructure and Facilities

Section 3.1 of the PPS outlines the general policies for infrastructure and public service facilities. *Policy 3.1.1* of the PPS states: “*Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*

- a) are financially viable over their life cycle...,*
- b) leverage the capacity of development proponents, where appropriate; and,*
- c) are available to meet current and projected needs.”*

Response: The Proposed Development will make effective use of existing municipal servicing infrastructure, the road network, and public service facilities, including surrounding institutional uses, parkland, and commercial uses. The Functional Servicing Stormwater Report prepared by MTE determined that the existing municipal infrastructure for water, sanitary and storm is available and can support the Proposed Development. Servicing connections and associated excavations and removals will be at the developer’s expense.

4.2.7 Sewage, Water and Stormwater

Section 3.6 of the PPS outlines the policies for sewage, water, and stormwater. *Policy 3.6.1* of the PPS states: “Planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services ...”

Policy 3.6.2 of the PPS states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety.

Policy 3.6.8 of the PPS states that: “Planning for stormwater management shall:

a) <i>be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;</i>	<u>Response:</u> Stormwater management servicing for the Proposed Development will be coordinated with overall site servicing for sewage and water. It is feasible to service the Site and will be done at the Developer’s expense.
b) <i>minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</i>	<u>Response:</u> The Proposed Development is designed with a multifaceted approach to minimize increases in stormwater volumes and contaminant loads. By respecting the natural topography of the Site, the grading design will limit the potential for increased stormwater runoff. The urbanization of the eastbound lane of Gzowski Street and installation of a new municipal storm culvert and catch basin system will improve the existing infrastructure and enhance the Site’s ability to manage stormwater effectively. The proposed stormwater management (SWM) system, which includes on-site controls for water quantity and quality, is expected to satisfy SWM criteria, with infiltration Water Balance/Low Impact Development (LID) methods to be explored during detailed design.
c) <i>minimize erosion and changes in water balance including through the use of green infrastructure;</i>	<u>Response:</u> Erosion and changes in the pre-post development stormwater flows will be minimized and more controlled through a private storm water system to collect runoff. The use of green infrastructure on Site will be considered at detail design.
d) <i>mitigate risks to human health, safety, property and the environment;</i>	<u>Response:</u> The Proposed Development will be designed to accommodate a 100-year storm and improve drainage patterns.

e) <i>maximize the extent and function of vegetative and pervious surfaces;</i>	<u>Response:</u> The Proposed Development has been designed to maximize the extent and function of vegetative and pervious surfaces.
f) <i>promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and</i>	<u>Response:</u> Stormwater management best practices have been considered in the servicing design and will continue to be evaluated and integrated during detailed design.
g) <i>align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.</i>	<u>Response:</u> The Functional Servicing Stormwater Management Report has considered the Township's stormwater management policies and practices.

Response: Based on the reasons above, it is our opinion that the Proposed Development will make efficient use of the existing planned municipal sewage services and municipal water services, and therefore, is consistent with Policy 3.6.1, 3.6.2 and 3.6.8 of the PPS.

4.3 County of Wellington Official Plan

The Wellington County Official Plan (“**WCOP**”) was adopted by Wellington County Council on September 24, 1988, and was approved by the Minister of Municipal Affairs on April 13, 1999, coming into effect on May 6, 1999.

The following provides a summary of the key WCOP policies that apply to the Site and the Proposed Development and justification in response to said policies.

4.3.1 Allocating Growth

Section 3.5 of the WCOP outlines the allocation of growth among local municipalities. Primary urban centres (Fergus) are assigned specific growth forecasts which will serve as a unified planning tool for municipalities and government to accommodate growth and related infrastructure needs. *Policy 3.5. Table 2* of the WOP states that, by 2051, the Township of Centre Wellington plans to accommodate an overall population of 58,200 and 25,100 jobs.

Response: The Proposed Development will introduce a mixed-use community consisting of 192 townhouse dwelling units and eleven (11) commercial units to the urban area of Fergus. The creation of new housing and commercial services will help to support the creation of new jobs and retention of existing jobs within the Township and County during the planning horizon.

4.3.2 Conversion

The conversion of employment lands to non-employment uses, including major retail uses, within designated Industrial and Rural Employment Areas as identified on *Schedule A*, is subject to criteria. According to *Section 4.2.2*, such conversions *may be permitted only through a municipal comprehensive review and by amendment to the Plan where it has been demonstrated that:*

4	<i>there is a need for the conversion;</i>	<u>Response:</u> The County of Wellington’s Official Plan Amendments (OPA 120 and 126) identified a need for additional greenfield residential and employment areas in Centre Wellington. The Proposed Development is situated within a predominantly low-rise residential neighbourhood, effectively creating a buffer between the employment lands to the north and contributing to a complete community. By converting the Site to non-employment uses, it would support both commercial and housing intensification, while having a minimal impact on employment land needs due to its relatively small size of approximately 4.78 hectares.
5	<i>the County will maintain sufficient employment lands to accommodate forecasted employment growth to the year 2051;</i>	<u>Response:</u> The Site is surrounded by residential uses and residential-related uses to the east, south and west. The County recently adopted Official Plan Amendment No. 126 that proposes additional employment land within the urban boundary of Elora-Salem and Fergus. This was based on growth forecasts and allocation as contained in Official Plan No. 120 that received Provincial approval. In County adopted Official Plan No. 123, the definition of “Employment Area” was updated

to reflect the definition in the PPS. Such as, Employment Areas are to represent cluster of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement and ancillary facilities. Ideally, these types of employment uses are better situated on larger properties where appropriate mitigation measures to reduce impacts to residential uses can be implemented. In our opinion, the current Site is more appropriately sized and located in an area to provide additional housing units in the Township of Centre Wellington. The Site is on the fringe of the employment area to the north and as stated above, is located adjacent to non-employment uses. It is our opinion that the removal of the Employment Area designation will not negatively impact the overall availability of employment lands in County of Wellington and Township of Centre Wellington.

6 *the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan.*

Response: A Land Use Compatibility Report prepared by Thornton Tomasetti concludes that the conversion of the Site to residential will not affect the compliance of local industrial facilities applicable regulations or approval; are not likely to result in an increased risk of compliant and nuisance claims; are not likely to result in operational constraints for the surrounding industries and commercial operations; are not likely to result in constraints on surrounding industries to reasonably expand, intensify or introduce changes to their operations; and are not likely to result in constraints for new industries to reasonably be established in the surrounding industrial lands.

7	<i>there is existing or planned infrastructure and public service facilities to accommodate the proposed conversion;</i>	<u>Response:</u> There is adequate existing municipal infrastructure to support the Proposed Development.
8	<i>the lands are not required to the year 2051 for the employment purposes for which they are designated; and</i>	<u>Response:</u> As addressed above in Policy 4.3.2(b), the removal of the Site at 4.78 ha from the Employment Area designation is not expected to affect the overall provision of employment lands in the County and Township. In our opinion, the Site is more compatible with the surrounding land uses as a mixed-use development where residential and neighbourhood services can be accommodated which still provide employment opportunities through the commercial units being proposed, as well as opportunities for working at home.
9	<i>cross-jurisdictional issues, if any, have been considered.</i>	<u>Response:</u> There are no cross-jurisdictional issues.

Based on the reasons above, it is our opinion that the Subject Applications to remove the Employment Area from Schedule 1 of the CWOP is appropriate as the Proposed Development is a logical extension of the existing residential community and will contribute towards the housing need in the community, as well as continue to provide employment opportunities within the community.

4.3.3 Housing

Section 4.4 of the WCOP relates to housing. Policy 4.4.2 of the WCOP states: “*The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development. New multiple lots or units for residential development will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*”

Response: The Proposed Development introduces 192 townhouse dwelling units which will contribute to a range of housing unit types to accommodate the diverse needs and

preferences of the Township's households. The Proposed Development will utilize available servicing, while the Site is suitably aligned with the existing patterns of development, predominantly low and mid-rise residential, in the area, as it seeks to revitalize an underutilized Site.

Policy 4.4.3 of the WCOP states: "This Plan contains policies encouraging residential intensification in primary urban centres. The strategic approach to residential intensification intends to retain small town character and revitalize downtown areas which includes:

- b) supporting appropriate residential intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- e) encouraging modest residential intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;*
- i) encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character;*
- j) ensuring that adequate infrastructure is, or will be, established to serve the anticipated development."*

Response: The Proposed Development supports appropriate mixed-use residential intensification within the built boundary through the redevelopment of an underutilized Site. The introduction of 192 cluster townhomes and eleven (11) commercial units will add density to the Site in a way that is respectful of surrounding uses. The Proposed Development will revitalize the Site through a cohesive and well-designed development that prioritizes high-quality common and private spaces that will be cost effective, environmentally sound and compatible. Adequate infrastructure is available to service the Proposed Development.

4.3.4 Source Water Protection

Section 4.9.5 of the WCOP relates to water resources. Section 4.9.5.1 indicates vulnerable areas within the County. The Site is within the Water Quantity Wellhead Protection Areas of WHPA-Q1 and Q2 with a vulnerability score of 6 and an Issue Contributing Area with existing or trending concentrations of Chloride and TCE.

Section 4.9.5.3 b) An application for development, redevelopment, or site alteration within a Wellhead Protection Area, Intake Protection Zone, or Issue Contributing Area where a drinking water threat could be significant shall only be deemed complete under the Planning Act if submitted with a Section 59 Notice issued by the Risk Management Official, in accordance with the Clean Water Act, 2006, where applicable in accordance with the relevant Source Protection Plan.

Section 4.9.5.4 indicates that the submission of a Drinking Water Threats Disclosure Report will be required as part of a complete application under the *Planning Act* for development, redevelopment, or site alteration for non-residential uses.

Response: A Section 59 Notice is included in the OPA/ZBA Application in accordance with the Clean Water Act, 2006. As the Subject Applications are proposing a mixed-use development, a Drinking Water Threats Disclosure Report, along with a Risk Management Plan and Salt Management Plan will be submitted as part of the Site Plan application process.

4.3.5 Primary Urban Centres

Section 7.4 of the WCOP relates to primary urban centres which are anticipated to accommodate a diverse range of land uses, including residential, commercial, industrial, and recreational areas, provided they are compatible and have access to necessary services. Policy 7.4.5 of the WCOP states that primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing.

Response: The Proposed Development includes a range and mix of housing typologies of different unit sizes and densities. The Proposed Development intensifies the Site, therefore, making use of all available land. Therefore, in our opinion, the Proposed Development conforms to Policy 7.4.5 of the WCOP.

4.3.6 Primary Urban Centres Residential Use

Section 7.4.5, Residential Use, stipulates that primary urban centres are to offer a diverse array of residential uses, thereby ensuring a varied housing supply that includes affordable options, with Wellington aiming to achieve this diversity through a range of housing types, densities, and sizes on fully serviced municipal land.

Response: The Proposed Development contributes to the urban centres array of residential uses with the introduction of 192 cluster townhomes, ensuring a varied housing supply within a primarily single detached neighbourhood. Therefore, in our opinion, the Proposed Development conforms to Section 7.4.5 of the WCOP.

4.3.7 Residential – Medium Density Development

Section 8.3.1 Residential of the CWOP outlines the need for diverse and affordable housing options while preserving the character of existing residential areas, stipulating that the city's growth management is established on population forecasts that necessitate a varied housing supply, including semi-detached, townhouse, and apartment dwellings, which are expected to comprise at least a quarter of all housing units

Section 8.3.5 of the WOP states: Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- a) that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;*
- b) that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;*
- c) that the site of the proposed development has a suitable area and shape to provide:*
 - a) adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;*
 - b) on-site amenity areas for the occupants of the residential units;*
 - c) adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and*
 - d) adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.*
- d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;*
- e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;*

Response: The Proposed Development exceeds the permitted medium density of 35 units per hectare by proposing 41 units per hectare. The design ensures compatibility with existing and future development on adjacent properties through its height, setbacks,

landscaping, and vehicular circulation. Adequate space has been allocated for development to accommodate a 0.28 ha common amenity space for the Proposed Development and its residents. The Site also contains adequate off-street parking and provides multiple site access from both Victoria Terrace and Gzowski Street to allow for efficient circulation through the Site. Further, the Site has been graded to respect the natural topography of the Site while ensuring drainage from the property is directed to both public and private stormwater drainage facilities. While adequate servicing is available for the Proposed Development. Based on the reasons above it is our opinion the Proposed Development conforms to Section 8.3 of the CWOP.

4.3.8 Residential – Non-Residential Uses

Section 8.3.10 permits non-residential uses, including schools, churches, and local businesses, subject to certain conditions: they must be located on major roads or near the Central Business District, be designed to blend with surrounding land uses, have adequate infrastructure, and be zoned accordingly, ensuring compatibility and functionality within the existing urban framework.

Response: The Proposed Development includes eleven commercial units located in the south corner of the Site. The proposed non-residential units will have frontage onto Victoria Terrace, a local road that is a direct connector to the Central Business District. The proposed non-residential building will be two storey's to harmonize with the surrounding low-rise residential neighbourhood. As indicated in the FSSWM dated August 14, 2025, adequate infrastructure can be provided to the proposed building to provide water, sanitary and stormwater. The Site is proposed to be zoned Residential Mixed Use (R6) Zone which permits a range of non-residential uses.

4.3.9 Compatibility of New Development

Section 8.3.11 of the CWOP addresses the compatibility of new development in established residential neighbourhoods, emphasizing the importance of preserving the character and integrity of these areas. The Plan seeks to ensure that future development is sensitive to and compatible with existing residential development, thereby maintaining the charm of these neighbourhoods that is typical of small Ontario communities. To achieve this, the Plan encourages the development of vacant or underutilized properties in a manner that is compatible with surrounding uses in terms of dwelling type, building form, and site design. Moreover, it permits certain types of development, such as residential conversions and home occupations, provided they do not significantly alter the exterior appearance of existing residences. However, where new residential development is proposed adjacent to incompatible land uses, such as industrial uses, the Plan requires a planning impact assessment to outline measures that will maintain land use compatibility, including

adequate land use separation and buffering, thus ensuring that new development coexists harmoniously with existing uses.

The MECP provides a guide to what types of land uses are appropriate near industrial facilities, commonly known as 'D-6 Compatibility' of the 'D-6' Guideline. The D-6 guideline is to be used to assist in determining compatible land uses and to minimize conflicts between sensitive land uses such as residential encroaching on industrial uses. The Noise Study has determined that appropriate mitigation measures can be incorporated into the development, and the D-6 concludes that the Proposed Development is compatible with the surrounding uses including the Fergus Electrical Substation and transportation corridors.

The conversion of the Project lands:

- *will not affect the compliance of local industrial facilities with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines;*
- *are not likely to result in an increased risk of complaint and nuisance claims;*
- *are not likely to result in operational constraints for the surrounding industries and commercial operations;*
- *are not likely to result in constraints on surrounding industries to reasonably expand, intensify or introduce changes to their operations; and*
- *are not likely to result in constraints for new industries to reasonably be established in the surrounding industrial lands.*

Response: The Proposed Development is compatible with the area's existing mixed-use character and the presence of complementary land uses. The surrounding area is characterized by a blend of low-rise residential areas, institutional uses, and significant cultural heritage landscapes, such as the Churchill Crescent Wartime Housing and the Elora Cataract Trailway, suggesting that a residential mixed-use development would be contextually appropriate and enhance the area's existing mixed-use character. With the conversion of this Site to Residential from Employment, it would create a more cohesive neighbourhood and a more natural transition to the employment lands to the north. Therefore, it is our opinion that the Subject Applications and Proposed Development conform to Policy 8.3.11 of the WCOP.

4.3.10 Intensification Criteria

Policy 8.3.12 of the WCOP relates to intensification, and states: "Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) *The compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;*
- b) *the degree to which building height and massing shall provide a transition between planned and existing development;*
- c) *the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;*
- d) *the ability of infrastructure to accommodate the proposal;*
- e) *the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;*
- f) *the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and*
- g) *the conservation of significant cultural heritage resources.”*

Response: The Proposed Development is compatible with the surrounding neighbourhood, incorporating three storey cluster townhouse dwellings with ample landscape and right-of-way buffers for transition to adjacent institutional and low-rise residential uses. The proposed lotting pattern is consistent and compatible with the predominant character of the area, introducing new housing typologies to the area to increase density while still respecting the scale of the neighbourhood. The Proposed Development can be accommodated by existing municipal infrastructure. Both Victoria Terrace and Gzowski Street frontages will be updated to include a public sidewalk and enhanced streetscape planting. The Tree Preservation Plan prepared by Kuntz Forestry Consulting identified 475 trees on and within six metres of the Site. The removal of 453 trees is required to accommodate the Proposed Development with the preservation of 20 trees. The Proposed Development will also have no impact regarding grading on adjacent lands as the proposed grading will generally respect the existing topography. The Site is buffered on both the northwest and southeast sides with adjacent open spaces creating a natural buffer to any low-rise residential properties. The Site's interior drive aisles provide good access and circulation throughout the Site and provide access to both Victoria Terrace and Gzowski Street. A large common outdoor amenity area is located internal to the Site with pedestrian circulation facilitated through a network of sidewalks connecting to the proposed public sidewalks along both Victoria Terrace and Gzowski Street.

Based on the reasons above, it is our opinion that the Proposed Development conforms with Policy 8.3.12 in the WCOP as it is compatible with the surrounding neighbourhood. The Proposed Development integrates 192 cluster townhouses and eleven (11) commercial uses to respectfully intensify the Site while being conscious of the surrounding character of the neighbourhood. The Proposed Development is considerate of its scale and massing with the surrounding area and will utilize existing municipal water and sanitation services. Overall, the Proposed Development represents intensification which is respectful of the neighbourhood context and will greatly contribute to the County of Wellington's population and household projections for 2051.

4.4 Township of Centre Wellington Official Plan

The Township of Centre Wellington Official Plan (“**Official Plan**”) was adopted by Council on November 24, 2003, received partial approval on February 15, 2005, and received final approval on May 31, 2005.

The following policies provide a summary of the key Official Plan policy consideration for the Site as well as the justification for the Proposed Development in terms of these policies.

4.4.1 Housing

Section C.5 of the Official Plan relates to housing. Policy C.5.1 of the Official Plan states that the Township encourages the production of a wide variety of housing types to meet future needs.

Policy C.5.5 of the Official Plan relates to residential intensification and states: “*The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:*

- A. *supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;*
- B. *supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;*
- C. *encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary...*”

Response: The Proposed Development includes the construction of 192 cluster townhomes which will contribute to a wide variety of housing types in the Township. The Proposed Development maintains the small-town character while respectfully intensifying the Site. The Proposed Development includes cluster townhomes which provides a broader range

of housing types within the existing neighbourhood context (a). The Site is located within the built boundary and is designated as such in the WCOP and Centre Wellington Official Plan and is in a location appropriate for residential intensification as determined by the Land Use Compatibility Report dated August 8, 2025 (b). The Proposed Development is considered modest intensification, limiting development to three storeys which is respectful of the surrounding stable residential area (c). Therefore, it is our opinion that the Proposed Development conforms to Policy C.5.1 and C5.5 of the Official Plan.

4.4.2 Municipal Services

Section C.6 of the Official Plan relates to municipal servicing. Section C.6.1 of the Official Plan provides the general policies for servicing. Policy C.6.1.1 of the Official Plan states: *“All new development and redevelopment within the Fergus and Elora-Salem Urban Centres shall be provided with full municipal services, to such standards as may be required by the Township, including:*

- a. Sanitary sewage disposal facilities;*
- b. Water supply facilities;*
- c. Storm drainage facilities;*
- d. Hydro;*
- e. Public roads; and,*
- f. Telecommunications”*

Section C.7 of the Official Plan relates to stormwater management. Policy C.7.1 of the Official Plan states that no development shall occur without appropriate regard for storm run-off, on-site collection, and channeling of storm water to an adequate outlet. Policy C.7.2 of the Official Plan states that detention/retention ponds may be used as part of the storm drainage system to maintain post development flows to pre-development flows.

Response: According to the Functional Servicing and Stormwater Management Report prepared by MTE, the Proposed Development will be serviced through a combination of existing and new municipal infrastructure, with water, sanitary, and storm services available within Gzowski Street and Victoria Terrace rights-of-way. A new storm culvert and catch basin system will be installed along Gzowski Street, replacing the existing roadside ditch and culvert, and out-letting to the existing municipal storm sewer. On-site stormwater management controls will be implemented to satisfy water quantity and quality criteria, utilizing infiltration water balance and Low Impact Development methods during detailed design. Therefore, it is our opinion that the Proposed Development conforms to Policy C.6.11 and C.7.2 of the Official Plan.

4.4.3 Community Design

Section C.15 of the Official Plan relates to community design. Section C.15.3 of the Official Plan outlines the design guidelines. Policy C.15.3.4 of the Official Plan states: “New development located within an existing established district or neighbourhood will be designed as an integral part of the area’s existing larger pattern of built form and open spaces such as building mass, height, proportion, enclosed volume and position relative to street and site.”

Response: The proposed 192 residential units, combined with the provision of a 0.28 ha outdoor common amenity space and other amenities, demonstrate a comprehensive approach to community development that not only respects the existing fabric of the area but also enhances it through thoughtful design. Please refer to Section 4.5 of this Report for further justification of the policies in the *Township of Centre Wellington Urban Design Guidelines (2015)* and in our opinion, how the Proposed Development conforms to Policy C.15.3.4.4 of the Official Plan.

4.4.4 Residential

Section D.2 of the Official Plan relates to residential. Policy D.2.5 of the Official Plan states: “Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- I. that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites.
- II. That the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;
- III. That the site of the proposed development has a suitable area and shape to provide:
 - a) Adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;
 - b) On-site amenity areas for the occupants of the residential units;
 - c) Adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and

d) *Adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.*

- IV. *That adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development;*
- V. *That within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;*
- VI. *That in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads.*
- VII. *That a separate zone(s) is established for multiple residential developments.”*

Response: The Proposed Development exceeds the permitted medium density of 35 unit per hectare (14 units per acre) with a higher proposed density of 41 units per hectare . The design ensures compatibility with existing and future development on adjacent properties through its height, setbacks, landscaping, and vehicular circulation. Adequate space has been allocated for a 0.28 hectare common amenity space for the Proposed Development and its residents. The Site also contains adequate off-street parking and provides multiple accesses from both Victoria Terrace and Gzowski Street to allow for efficient circulation through the Site. Further, the Site has been graded to respect the natural topography of the Site while ensuring drainage from the property is directed to both public and private stormwater drainage facilities. Adequate servicing is available for the Proposed Development. Based on the reasons above, it is our opinion that the Proposed Development conforms to Section D.2 of the Official Plan.

4.4.5 Compatibility of New Development

Policy D.2.11 of the Township of Centre Wellington Official Plan addresses the compatibility of new development in established residential neighbourhoods, emphasizing the importance of preserving the character and integrity of these areas. The Plan seeks to ensure that future development is sensitive to and compatible with existing residential development, thereby maintaining the charm of these neighbourhoods that is typical of small Ontario communities. To achieve this, the Plan encourages the development of vacant or underutilized properties in a manner that is compatible with surrounding uses in terms of dwelling type, building form, and site design. Moreover, it permits certain types of development, such as residential conversions and home occupations, provided they do not

significantly alter the exterior appearance of existing residences. However, where new residential development is proposed adjacent to incompatible land uses, such as industrial uses, the Plan requires a planning impact assessment to outline measures that will maintain land use compatibility, including adequate land use separation and buffering, thus ensuring that new development coexists harmoniously with existing uses.

The MECP provides a guide to what types of land uses are appropriate near industrial facilities, commonly known as 'D-6 Compatibility' of the 'D-6' Guideline. The D-6 guideline is to be used to assist in determining compatible land uses and to minimize conflicts between sensitive land uses such as residential encroaching on industrial uses. The Noise Study has determined that appropriate mitigation measures can be incorporated into the development and the D-6 concludes that the Proposed Development is compatible with the surrounding uses including the Fergus Electrical Substation and transportation corridors. *The conversion of the Project lands:*

- *will not affect the compliance of local industrial facilities with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines;*
- *are not likely to result in an increased risk of complaint and nuisance claims;*
- *are not likely to result in operational constraints for the surrounding industries and commercial operations;*
- *are not likely to result in constraints on surrounding industries to reasonably expand, intensify or introduce changes to their operations; and*
- *are not likely to result in constraints for new industries to reasonably be established in the surrounding industrial lands.*

Response: The Proposed Development is compatible with the area's existing mixed-use character and the presence of complementary land uses. The surrounding area is characterized by a blend of low-rise residential areas, institutional uses, and significant cultural heritage landscapes, such as the Churchill Crescent Wartime Housing and the Elora Cataract Trailway, suggesting that a residential mixed-use development would be contextually appropriate and enhance the area's existing mixed-use character. With the conversion of this Site to Residential from Employment, it would create a more cohesive neighbourhood and a more natural transition to the employment lands to the north. Therefore, it is our opinion that the Subject Applications and Proposed Development conform to Section D.2.11 of the Official Plan.

4.4.5 Intensification Criteria

Policy D.2.12 relates to intensification, and states: “Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) The compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;*
- b) the degree to which building height and massing shall provide a transition between planned and existing development;*
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;*
- d) the ability of infrastructure to accommodate the proposal;*
- e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;*
- f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and*
- g) the conservation of significant cultural heritage resources.”*

Response: The Proposed Development is compatible with the surrounding neighbourhood, incorporating three storey cluster townhouse dwellings with ample landscape and right-of-way buffers for transition to adjacent institutional and low-rise residential uses (a and b). The proposed lotting pattern is consistent and compatible with the predominant character of the area, introducing new housing typologies to the area to increase density while still respecting the scale of the neighbourhood (c). The Proposed Development can be accommodated by existing municipal infrastructure (d). Both Victoria Terrace and Gzowski Street frontages will be updated to include a public sidewalk and enhanced streetscape planting. The Tree Preservation Plan prepared by Kuntz Forestry Consulting identified 475 trees on and within six metres of the Site. The removal of 453 trees is required to accommodate the Proposed Development with the preservation of 20 trees (e). The Proposed Development will also have no impact regarding grading on adjacent lands as the proposed grading will generally respect the existing topography. The Site is buffered on both the northwest and southeast sides with adjacent open spaces creating a natural buffer to any low-rise residential properties. The Site’s interior drive aisles provide good access and circulation throughout the Site and provide access to both Victoria Terrace and Gzowski

Street. A large common outdoor amenity area is located internal to the Site with pedestrian circulation facilitated through a network of sidewalks connecting to the proposed public sidewalks along both Victoria Terrace and Gzowski Street(f).

Based on the reasons above, it is our opinion that the Proposed Development conforms with Policy 8.3.12 in the WCOP as it is compatible with the surrounding neighbourhood. The Proposed Development integrates 192 cluster townhouses and eleven (11) commercial uses to respectfully intensify the Site while being conscious of the surrounding character of the neighbourhood. The Proposed Development is considerate of its scale and massing with the surrounding area and will utilize existing municipal water and sanitation services. Overall, the Proposed Development represents intensification which is respectful of the neighbourhood context and will greatly contribute to the County of Wellington's population and household projections for 2051.

4.5 Township of Centre Wellington Urban Design Guidelines

The Township of Centre Wellington Urban Design Guidelines ("UDGs") were implemented in April 2015 to provide a design framework for development, redevelopment, and enhancement of the built and natural environment, aiming to conserve cultural and natural heritage while allowing contextually sensitive growth.

4.5.1 Roadways

The Proposed Development has two road access points at the north end of Gzowski Street and three accesses from Victoria terrace. The internal private road network has been designed to minimize lane widths. The curb-to-curb width of the private drive aisle is 6.0 metres, representing two 3.0 metre bidirectional lanes. The Proposed Development creates a pedestrian oriented environment that prioritizes safety and accessibility by integrating access to all garage entries from a rear lane rather than along the principal drive aisle network.

4.5.2 Sidewalks

The Proposed Development creates a pedestrian oriented environment that prioritizes safety, accessibility, and comfort by incorporating 2.1-metre-wide sidewalks and cross walks strategically placed on both sides of the principal drive aisle network. The proposed outdoor common amenity is integrated within the sidewalk network to promote connectivity and seamless pedestrian access. Further, a new public sidewalk is proposed along the Gzowski Street frontage to better connect the existing neighbourhood trail to the north creating a safer connection for residents to the Elora Cataract Trailway to the northeast of the site.

4.5.3 Landscape

A Landscape Plan will be developed later at detail design and will align with the Urban Design Manual for Private Realm Development to ensure visual interest and a safe urban environment. At a high level, the Proposed Development incorporates a well-planned network of landscape including a 0.28 ha outdoor common amenity area that is located to the east of the Site and has high visibility from three principal roads which enhances accessibility, safety and wayfinding. The proposed outdoor common amenity has been designed to support both active and passive recreational activities.

The Tree Preservation Plan prepared by Kuntz Forestry Consulting identified 475 trees on and within six metres of the Site. The removal of 453 trees is proposed to accommodate the Proposed Development with the preservation of 20 trees. Additionally, proposed trees will be planted where possible to enhance the tree canopy, provide cooling to surrounding private and common areas, and contribute to the overall urban forest canopy, improving air quality. The landscape plan when completed at detail design will include native and drought-tolerant plantings to enhance the existing infrastructure by supporting pollination, filtering pollutants and promoting biodiversity.

4.5.4 Lighting

A Site Lighting Plan will be developed at Site Plan Control. On-site lighting will meet the requirements and standards of the Township and County's illumination standards. The Urban Design Manual for Private Realm Development will be further discussed during Site Plan Control. The Proposed Development will provide outdoor lighting that improves visibility, safety, and security while mitigating excessive glare, light trespass and light pollution. All selected lighting will be 'dark sky' friendly and will incorporate energy-efficient lighting.

4.5.5 Parking and Garages

The Proposed Development includes 192 cluster townhomes where each unit has an attached single-bay garage with two parking spaces. The proposed garages are integrated into the rear elevation of the townhouse blocks and are accessed via a rear lane directing traffic away from the pedestrian-oriented spaces. Parking areas, including driveways, will be screened using vegetation while not sacrificing sightlines and vehicular and pedestrian safety. The paved areas for the parking areas will consist of either asphalt and/or concrete; specific materials have not been finalized.

4.5.6 Building Style

Elevations and floor plans have been prepared and will be finalized as comments are received during the circulation of the Application. The proposed townhouse and commercial/service industrial buildings will complement the existing character of the surrounding neighbourhood and will incorporate design aspects that create visual appeal.

The proposed cluster townhomes are clad with limestone and brick blending with the surrounding existing context. The traditional and classic design will seamlessly blend into the neighbourhoods' fabric, reflecting the community's character and charm while also showcasing a nuanced understanding of the delicate balance between new development and preservation of small-town identity.

4.5.7 Building Proportions, Scale and Placement

The proposed cluster townhomes and commercial buildings are rectangular in form and will provide articulation on all faces to enhance the built form and create interest.

Gzowski Street currently does not have an established setback with existing built form alternating in proximity to the right-of-way. As such, the proposed cluster townhomes situated along Gzowski Street transition from two blocks of 10 units setback 6.2 metres from the right-of-way to one block of 8 units setback 1.52 metres. This is also to enhance the public realm leading to the Elora Cataract Trail.

The built form along Victoria Terrace proposes an alternating built form that creates an undulating interface with the right-of-way and more opportunities for landscape. The proposed setbacks ensure efficiency and safety, intensifying the Site and surrounding neighbourhood while still being visually appealing.

The proposed built form along both Gzowski Street and Victoria Terrace has been placed perpendicular to the right-of-way addressing the streetscape. The cluster townhomes are articulated to address and enhance the streetscape. Proposed windows will reflect the architectural style of the proposed built form and will be aligned and organized in a manner to enhance the façade. Entrances to the cluster townhouse units are proposed along both the principal internal drive aisles, Gzowski Street and Victoria Terrace enhancing the neighbourhood by promoting transparency, pedestrian accessibility, and a sense of connection to the surrounding neighbourhood.

Overall, in our opinion, the Proposed Development conforms with the Township of Centre Wellington Urban Design Guidelines.

4.6 Township of Centre Wellington Zoning By-law No. 2009-045

The Township of Centre Wellington Zoning By-law 2009-045 (the “Zoning By-law”) was passed by council in 2009.

The Site is currently zoned **M1**, which generally limits industrial uses to service industrial. To facilitate the Proposed Development, a Zoning By-law Amendment is required to rezone the Site from **M1** to site specific Residential Mixed Use **R6** (R6.XX.X) zone to permit the following:

- to provide a reduced front yard setback to 1.5 meters along Gzowski Street, whereas the minimum front yard setback is 6.0 metres (19.7ft)
- to provide a reduced Exterior Yard Setback to 1.5 meters along Victoria Terrace, whereas the minimum Exterior Yard Setback is 4.5 metres (14.8ft)
- to provide a reduced Side Yard Setback of 3.3 meters to the southeast property line, whereas the minimum Side Yard Setback is 4.5 metres (14.8ft)
- to provide an increased Maximum Number of Attached Dwelling Units in a row to 12, whereas the Maximum Number of Attached Dwelling Units in a row required is 8.
- to provide a decreased amount of Private Amenity Area to 11.3 sq.m. with a reduced width of 2.1m, whereas a minimum of 20 sq.m. Private Amenity Area with a minimum width of 4.5m is required.
- to provide a decreased amount of Landscaped Open Space to 27.23%, whereas a minimum of 40% Landscaped Open Space is required for the cluster townhomes.

4.6.1 Zoning By-law Compliance Chart

A Zoning By-law compliance chart for the Proposed Development to the current Zoning By-law is provided in Table 3.0 identifying the relief required for the above noted site specifics.

Table 3.0 Zoning By-law Compliance Chart

Zoning Regulations	Zoning by-law No. Proposed 'R6' Zone	Provided	Compliance
Permitted Uses	Cluster townhouse dwelling in accordance with the regulations of Section 7.3.2 (Table 7F)	Cluster Townhouse	Yes
TABLE 7F – R3 REGULATIONS – Townhouse			
Zone Category	Cluster Townhouse	Cluster Townhouse	Yes
Minimum Lot Frontage	20m (65.6 ft)	86.47m (Gzowski St.)	Yes
Minimum Lot Area	The greater of: 700 m ² (7,535 ft ²) or 200 m ² (2,153 ft ²) per unit	47,775.95 sq.m.	Yes
Minimum Lot Depth	n/a		Yes
Maximum Building Height	3 storeys but not greater than 11 m (36 ft)	3 storeys (11 m)	Yes
Minimum Front Yard	6 m (19.7 ft) or in accordance with Section 4.36	1.52m (Gzowski St)	No
Minimum Exterior Side Yard	4.5 m (14.8 ft)	1.52m (Victoria Terrace)	No
Minimum Side Yard (unattached side)	No Building shall be located closer to any Side Lot Line than a distance equal to one half the Building Height, and in no case less than 3 metres (9.8 ft) from any Side Lot Line. Notwithstanding the foregoing, where windows to a Habitable Room face on a required Yard, such Building shall not be located within 7.5 metres (24.6 ft) of that Side or Rear Lot Line	3.3m (east)	No
		11.72m (west)	Yes
Maximum Number of Attached Dwelling Units in a Row	8	12	No

Common Amenity Area	a) A minimum of 5 m² (53.8 ft²) of Amenity Area per dwelling shall be provided and be developed as Common Amenity Area. This Common Amenity Area shall be aggregated into areas of not less than 50 m² (538.2 ft²). 192 units x 5sq.m. = 960 sq.m.	2,801.75 sq.m.	Yes
Private Amenity Area	A Private Amenity Area shall be provided for each unit and it shall: a) have a minimum area of 20 m² (215.3 ft²) b) have a minimum depth (from the wall of the dwelling unit) of 4.5 m (14.8 ft); c) have a minimum width of 4.5 m (14.8 ft); d) not form part of a required Front or Exterior Side Yard; e) not face onto a public Street; f) be accessed through a doorway to a hall or Habitable Room, but not a bedroom; g) be separate and not include walkways, play areas, or any other communal area; and h) be defined by a wall or fence i) Private Amenity Areas shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 m (5.9 ft).	11.3 sq.m. Deck with a minimum depth of 5.7m and width of 2.1m All Private Amenity decks are located above the garage and do not front onto any Front or Exterior side yard or public street. Decks are accessed through the kitchen via sliding door.	No
Minimum Landscaped Open Space	40% of the lot area	27.23%	No
TABLE 7H – BUILDING REGULATIONS R6 (Commercial Building)			
Minimum Front Yard	No Minimum	7.5m	Yes
Minimum Side Yard	No Minimum, except Where a side yard abuts a residential zone, the minimum side yard shall be 1.0 m;	8.0m	Yes

Maximum Building Height	18m	9.39m	Yes
Minimum Landscaped Open Space	20% of the lot area	27.23%	Yes
TABLE 5A – OFF STREET PARKING REQUIREMENTS			
A Cluster Townhouse dwelling	1.0 space per dwelling unit plus 0.5 spaces per unit for the first 20 units and 0.25 spaces per unit for each additional unit. A minimum of 50% of the additional parking spaces shall be devoted exclusively to visitor parking (20 units x 1.5) + (172 units x 1.25) = 245 Parking Spaces	384 Resident Spaces (Garages) + 53 (Visitor Parking)	Yes
Any Commercial Uses not otherwise specified	1 space per 30 m ² (323 ft ²) GLA 1,705.5 sq.m. / 30 sq.m. = 57 Spaces	57 Spaces	Yes
Barrier Free Parking	Number of Parking Spaces Required 301-400 = 15 Barrier Free Spaces	15	Yes

The Proposed Development has been assessed against applicable zoning. The proposed Zoning By-law Amendment implements the direction of provincial and local legislation. A draft of the Zoning By-law Amendment is included in this report as **Appendix “D”**.

5. Supporting Studies

5.1 Functional Servicing and Stormwater Management Report

MTE Consultants Inc. was retained by Dunpar Developments Inc. to complete a Functional Servicing and Stormwater Management Report (“FSSMR”) in support of the Development, Official Plan Amendment and Zoning By-law Amendment. This was identified by the County and Township during pre-submission consultation as a requirement for a complete application. The FSSMR identifies how the Proposed Development will be serviced, including water, sanitary and storm connections to the existing City infrastructure.

5.1.1 Grading

The Site spans 4.78 hectares, with a notable elevation difference of approximately 5 metres between its highest and lowest points, which are 421 metres and 416 metres, respectively. The existing topography, with its varied elevations, drains towards the northeast, where it connects with the municipal stormwater system.

The Proposed Development will redirect stormwater flow from the Site towards the storm sewer system, thereby reducing the risk of flooding and improving overall drainage. As illustrated in the appended grading plan (Drawing C2.1), the re-grading will ensure a more efficient and controlled flow of stormwater, ultimately enhancing the Site’s overall drainage and mitigation of potential flood risks.

5.1.2 Water

There is an existing 250mm diameter municipal watermain along Victoria Terrace, an existing 300mm diameter municipal watermain along Gzowski Street and an existing 300mm diameter municipal watermain along Forfar Street. The Proposed Development will be serviced by two new connections, one to the 300mm diameter municipal watermain along Gzowski Street and one to the 250mm diameter municipal watermain along Victoria Terrace. These connections also allow water looping to address the request of the Township in the Pre-consultation comments to create redundancy within the system.

5.1.3 Sanitary

The proposed development is expected to generate significant flows that will be managed through a newly installed sanitary sewer system connected to the municipal infrastructure, with an anticipated peak flow of 8.38 L/s. To accommodate the increased demand, the new sanitary sewer will be designed with a diameter of 200mm, and will be serviced by a 375mm diameter municipal sewer. The anticipated flow rates will be 8.38 L/s, which is expected to

be managed by the existing infrastructure. However, to ensure that the system can handle the increased load, the capacity of the downstream sewer will be increased to handle the additional flow, thereby preventing any potential overflows or backups. The new sanitary sewer will be connected to the existing municipal sewer, which will be upgraded to handle the increased flow.

5.1.4 Storm

The Proposed Development of the Site involves a comprehensive stormwater management plan that includes the installation of a new culvert system, regrading of the Site, and connection to the existing municipal storm sewer infrastructure. The proposed stormwater management system is designed to capture and convey stormwater runoff from the Site, reducing the risk of flooding and improving water quality. As part of the overall drainage strategy, a private stormwater management system will be implemented to treat and convey stormwater runoff from the Site, ensuring that the water quality is improved and the risk of flooding is minimized. The system will be designed to handle the 1 in 100-year storm event and will include a combination of green infrastructure and grey infrastructure to manage stormwater runoff.

5.2 Arborist Report

Kuntz Forestry Consulting Inc. prepared an Arborist Report and Tree Inventory and Preservation Plan for the Proposed Development located at 650 Victoria Terrace. The report identified a total of 475 trees within the study area. The findings indicate that 453 trees will need to be removed to accommodate the development, while a further 2 trees are recommended for removal due to their poor condition and proximity to the proposed works. However, it is possible to preserve 20 trees on the Site, provided that appropriate tree protection measures are implemented prior to the commencement of the development per the recommendations below:

- a) *Tree protection barriers and fencing should be erected at locations as prescribed on Figures 1-4. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.*
 - *No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figures 1-4 as a tree protection zone (TPZ) at any time during or after construction.*
 - *Special mitigation measures have been prescribed for select trees, as outlined in the Tree Preservation section of this report.*

- *Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.*
- *Site visits pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.*

5.3 Phase I Environmental Site Assessment

Azimuth completed a Phase I Environmental Site Assessment (“ESA”) to assess whether the Site is subject to actual or potential environmental contamination. For the purposes of an ESA, contamination is defined as *“the presence of a substance of concern, or a condition, in concentrations above appropriate pre-established criteria in soil, sediment, surface water, groundwater, air, or structures.”*

The Phase I ESA identified multiple areas of potential environmental concern which have not been fully characterized or delineated and indicates a Phase Two ESA will be required prior to filling for a Record of Site Condition (“RSC”).

5.4 Land Use Compatibility Report

The Land Use Compatibility Report prepared by Thornton Tomasetti reviewed the potential land use compatibility impacts between the Proposed Development and its surrounding commercial and industrial land uses.

The Proposed Development was deemed compatible with the surrounding industrial land uses and is not expected to result in significant adverse environmental impacts. A thorough review confirmed that the project's operational constraints will not be compromised by the nearby industrial activities. Moreover, the project's design and implementation are anticipated to prevent significant disruptions to the surrounding industrial operations.

5.5 Noise Study

Thornton Thomasetti also conducted a Noise Impact Study. The Study was completed following the County and Townships requirements which generally defer to the MECP’s guidelines. The noise study focused on impacts from nearby transportation noise sources and surrounding stationary noise sources.

The report determines that the Proposed Development is expected to comply with the relevant noise guidelines, with anticipated noise levels within the prescribed limits at both on-site and off-site locations. The noise study predicted that noise from transportation sources (i.e. Gzowski Street, Victoria Terrace and Forfar Street) are anticipated to meet all applicable MECP noise limits with the provision for the installation of central air conditioning in the future and the use of warning clauses. Further, the noise study identifies that there are no predicted excess stationary noise sources and therefore no control measures necessary.

5.6 Traffic Impact Assessment

Paradigm Transportation Solutions Inc. (“Paradigm”) was retained by Dunpar Developments Inc. to prepare a Transportation Impact Study (“TIS”) to support the Proposed Development at 650 Victoria Terrace.

The TIS conducted for the Proposed Development revealed several key findings regarding the existing and future traffic conditions in the study area. Currently, the intersections within the study area operate within acceptable levels of service during both AM and PM peak hours, with the exception of the westbound approach at the intersection of St David Street North and Parkside Drive East/West, which is expected to operate at a Level of Service (LOS) E during the PM peak hour. The Proposed Development is anticipated to generate approximately 108 and 124 trips during the AM and PM peak hours, respectively. Under total traffic conditions, which account for the Proposed Development, the intersections are expected to operate similarly to background conditions, with no additional critical movements noted. Furthermore, the study identified a need for a 15 m northbound left-turn lane at the intersection of Gartshore Street and Forfar Street East, although the future Site generated traffic was shown to account for less than 10% of the turns at this intersection. The study did not warrant left-turn lanes at the site accesses or justify the installation of traffic control signals at the intersections examined.

6. Public Consultation Strategy

Upon acceptance and circulation of the application package in support of the Subject Applications, the Township requires the posting of Notice of Application sign(s) to inform surrounding property owners of the Proposed Development. Dunpar Developments Inc. commits to post the required signage promptly with a clear, unobstructed view from the street and agree to maintain the sign throughout the duration of the processing of the applications by the County and Township.

It is our understanding that Dunpar Developments Inc. intends to exceed the minimum statutory public consultation requirements in the Planning Act to provide additional opportunities for public participation through a neighbourhood meeting prior to a decision on the Applications.

The proposed Official Plan Amendments and Zoning By-law Amendment does require a Statutory Public Meeting in accordance with the *Planning Act* R.S.O. 1990, c. P.13. Dunpar Developments Inc. will attend the public meeting as scheduled by the Township and County and give a formal presentation regarding the Proposed Development and Subject Applications, as well as answer questions from residents, staff, and Councillors. During the public meeting, contact information for the Owner will be provided to the public to address any follow-up questions or concerns.

Finally, Dunpar Developments Inc. will provide direct written responses to comments raised throughout the public consultation process to County and Township for their review and consideration prior to the preparation of a final staff report and recommendation on the Subject Applications. r

7. Summary and Conclusions

GSP Group has been retained by 2566201 Ontario Inc. o/a Dunpar Developments Inc. to coordinate and prepare a Planning Justification Report for a County and Township Official Plan Amendment and Zoning By-law Amendment applications for 650 Victoria Terrace. The Subject Applications are necessary to facilitate a mixed-use development consisting of 192 cluster townhouse units and eleven (11) commercial units on the Site.

A Pre-Consultation meeting was held with Township and County staff where comments were provided outlining the requirements for making a complete application submission. This included the preparation of a Planning Justification Report. All other necessary reports, plans and studies have been completed and are included with this submission in support of the Proposed Development.

Based on our assessment of the applications, it is our opinion that the proposed Official Plan Amendments (County and Township) and Zoning By-law Amendment 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 Township Zoning By-law. Detail design can be completed during Site Plan Control and Building Permit Review.

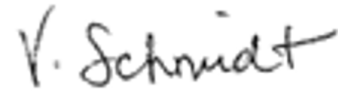
It is our professional opinion that the Official Plan Amendment (County and Township) and Zoning By-law Amendment are appropriate, is in the public interest and represents good planning. The Subject Applications will facilitate the creation of a mixed-use development that will provide residential housing that is currently under served within the community. It will also provide opportunities for commercial business, which will maintain employment opportunities in the Township and County. More importantly, the Proposed Development will provide for a complete community by providing for a mix of uses that are compatible with the surrounding area.

Respectfully submitted,

GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy".

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A handwritten signature in blue ink that reads "J. McLellan".

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Appendix “A” – Record of Consultation

MANDATORY PRE-CONSULTATION Meeting Notes



DATE OF MEETING: November 13, 2024

PRESENT:

	DEPARTMENT	NAME(S)
	Planning	Brett Salmon, Mariana Iglesias, Deanna Maiden, Chantalle Pellizzari
	Building	
	Development Engineering	Duy Lam
	Infrastructure	Brandon Buehler
	Economic Development	
	Source Water Protection	Kim Funk
	Consulting Engineer	Dustin Lyttle, Ray Kirtz
	County of Wellington	
	GRCA	
	School Board(s)	
	MTO	
	Applicant/Agent	Luke Johnston, Dunpar, Mehedi Kan, Dunpar, Michael Nemanic, Dunpar, Waleed Nawaz, Dunpar, Pierre Chauvin, MHBC Gillian Smith, MHBC

SITE INFORMATION

Municipal Address: 650 Victoria Terrace, Fergus

Current Zoning: M1- Service Industrial Current uses: Former Industrial Building

Current Official Plan Designation: Industrial

Proposed Land Use: Residential, Mixed-use, Commercial/Industrial

TYPE OF APPLICATION

- ☒ Zoning By-law Amendment
- ☒ Official Plan Amendment
- ☐ Draft Plan of Subdivision
- ☐ Draft Plan of Condominium
- ☐ Site Plan
- ☒ Other - Please describe: County Official Plan Amendment requirements to be confirmed by County

Brief description of proposed development:

200 residential units – blocks of townhomes, 11 industrial/commercial units, park block

MANDATORY PRE-CONSULTATION Meeting Notes



Required information:

To ensure the appropriate information for each application is captured, Township staff may require the following plans, reports, and studies. Failure to provide the required information may result in an application being deemed incomplete.

	Application Types				
Plans, Reports, Studies *	Official Plan Amendment	Zoning by-law Amendment	Draft Plan of Subdivision	Draft Plan of Condo.	Site Plan Approval
Agricultural Impact Assessment	☐	☐	☐	☐	☐
Arborist Report	☒	☒	☐	☐	☐
Archeological Impact Assessment	☐	☐	☐	☐	☐
Architectural Elevation Plans	☐	☐	☐	☐	☒
Disclosure Report	☐	☐	☐	☐	☐
Dust Study	☐	☐	☐	☐	☐
Environmental Impact Assessment	☐	☐	☐	☐	☐
Environmental Site Assessment (Phase 1 & 2)	☒	☒	☐	☐	☐
Farm Data Sheets (Minimum Distance Separation)	☐	☐	☐	☐	☐
Farm Information Form	☐	☐	☐	☐	☐
Farm Viability/Agrologist Study	☐	☐	☐	☐	☐
Fiscal Impact Assessment	☐	☐	☐	☐	☐
Floodplain Study	☐	☐	☐	☐	☐
Functional Servicing Report (Water, Wastewater and Stormwater)	☒	☒	☐	☐	☐
Geotechnical Assessment	☒	☒	☐	☐	☐
Grading & Drainage Plans	☐	☐	☐	☐	☒
Heritage Impact Assessment	☐	☐	☐	☐	☐
Hydrogeological Impact Assessment	☒	☒	☐	☐	☐
Landscape Plans	☐	☐	☐	☐	☒

MANDATORY PRE-CONSULTATION Meeting Notes



Lighting & Photometric Plans	☐	☐	☐	☐	☒
Noise Study	☒	☒	☐	☐	☐
Odour Study	☐	☐	☐	☐	☐
Planning Justification Report	☒	☒	☐	☐	☐
Sediment & Erosion Control Plans	☐	☐	☐	☐	☒
Shadow Analysis	☐	☐	☐	☐	☐
Site Plan – Including a Zoning Matrix	☒	☒	☐	☐	☒
Slope Stability Study	☐	☐	☐	☐	☐
Socio-Economic Impact	☐	☐	☐	☐	☐
Traffic Impact Assessment	☒	☒	☐	☐	☐
Tree Compensation Plans	☒	☒	☐	☐	☒
Tree Inventory and Protection Plans	☒	☒	☐	☐	☒
Urban Design Brief	☒	☒	☐	☐	☐
Vibration Study	☐	☐	☐	☐	☐
Visual Impact Study (Streetscape Plan)	☐	☐	☐	☐	☐
Water Balance Assessment	☐	☐	☐	☐	☒
Other: Parking Utilization					

*Terms of Reference available through Appendix A

MANDATORY PRE-CONSULTATION Meeting Notes

Additional Staff Comments:

Planning	Refer to Urban Design Guidelines (https://www.centrewellington.ca/media/mi4ldty1/udg-april-22-2015.pdf) and Urban Design Manual – Private Realm (https://www.centrewellington.ca/media/ohedo1rc/cw-urban-design-standards-private-realm-december-1-2017.pdf) for design principles, the density is higher than OP policies suggest are appropriate, block lengths need to be reviewed, amenity area is not sufficient. Noise study required due to the location of existing industrial site (Nexan's) in close proximity. Brett – water and waste water allocation need to be considered and may be dealt with through Holding Zone provisions. Staging of development to be considered and provided when submitting your applications.
Building	
Development Engineering	See attached comments dated November 6, 2024
Infrastructure	
Source Water Protection	See comments dated November 13, 2024
Consulting Engineer	See comments dated November 28, 2024

MANDATORY PRE-CONSULTATION Meeting Notes



County of Wellington	Conversion of employment lands is a new policy for the County. Further discussion with staff is required. County looks after Solid Waste and they will review the development and determine if collection can occur in private condo
GRCA	See attached email dated November 13, 2024
School Board(s)	
MTO	
Other	

Memorandum

DATE:	November 28, 2024
TO:	Chantalle Pellizzari
FROM:	Dustin Lyttle
RE:	650 Victoria Terrace, Fergus. Pre-consultant Engineering Comments
FILE:	A6788A

Introduction:

The following comments are based on the documents submitted in advance of the Pre-consultation meeting held on November 13, 2024, and the additional information discussed and provided at that time.

Submitted Items List:

- Cover letter from Dunpar Developments Inc dated September 13, 2024
- Drawings A100/A101, Site Plan dated September 20, 2024 prepared by Dunpar Developments Inc
- Plan of Survey dated June 120, 2024 prepared by Van Harten. Pre-Consultation Comments:

General:

PC.1 All aspects of the development civil design must comply with the standards set forth in the Township [Development Manual \(June 2024\)](#). This includes:

- Design and submission requirements for roads, including walkways, sidewalks, and trails.
- Infrastructure installation, covering water mains, sanitary and storm sewers, and Groundwater Management Systems (GWMS), if required.
- Stormwater management and streetlighting/composite utility design.
- Parks and multi-use pathway design, which encompasses park layout, fencing, and other related features.
- Urban forestry, grading, and landscaping requirements.

Please ensure all designs and submissions meet these standards to align with Township regulations.

PC.2 The following reports and drawings are required for submission:

- Functional Servicing Report / Stormwater Management Report
- Water Balance Assessment
- Geotechnical Report
- Hydrogeological Study
- Traffic Impact Study (TIS) - TOR to be submitted for approval prior to undertaking TIS
- Grading / Servicing Plan, Sediment & Erosion Control Plan
- Lighting / Photometric Plans, Electrical Plans, Composite Utility Plan (CUP)
- Landscaping Plans, including Fencing
- Parking Study and Street Signage Plans

For a full list of submission requirements, refer to Section A - Engineering Submissions in the Township's Development Manual.

Sanitary System:

- PC.3 Site is currently serviced to the trunk sewer located on a municipal block runs along the north side of the site. A trunk also exists along the Gzowski frontage to the east. Local sewers exist partially on Victoria Terrace (north and south ends).
- PC.4 Flows from the site are currently conveyed down Gzowski through to downtown and eventually to the Fergus Wastewater Treatment Plant (WWTP). The impact on the downstream sewers from the loading will need to be reviewed by the Township.
- PC.5 Sewage Treatment Reserve Capacity is currently constrained. The developer will need to request sanitary treatment allocation from the Township to support this development. The granting of such a request will be in accordance with the Township's Allocation Policy.

Water System:

- PC.6 Trunk watermain (250 and 300 mm) exist on Gzowski, Victoria Terrace and Forfar. Any of these mains are expected to be available for servicing the site.
- PC.7 A complete assessment of the expected available fire flow can be provided by the Township once additional details on the main layout/connections and the development are provided. This will need to be compared with fire flow requirements of the development. The results of this are expected to form part of the FSR required to support the development. However, fire flows to site are expected to be good given the trunk mains on 3 sides.
- PC.8 Given the size of the development, it is advisable that more than one service connection is provided. However, flow through on private mains is not permitted, therefore, check valves and access chambers, will be required at property line on all services.
- PC.9 Water Supply Reserve Capacity is currently constrained. The developer will need to request water supply allocation from the Township to support this development. The granting of such a request will be in accordance with the Township's Allocation Policy.

Storm Water Management:

- PC.10 This site is tributary to an unnamed watercourse that is situated to the south of the site and extends southerly to St. George Street where it is converted to a sewer which ultimately outlets to the Grand River. This watercourse does not have official status (i.e. not a municipal drain or located on an easement). The adequacy of this system will need to be further investigated (i.e., geomorphic assessment).
- PC.11 The following criteria/approach for Stormwater management is expected.
- Quality Treatment: Enhanced Treatment Level (80% TSS Removal)
 - Water Balance: Recharge to the extent feasible recognizing well protection zone restrictions as applicable.
 - Quantity Control: Typically, a Post-to-Pre-Control is expected as a minimum. However, given the brownfield nature of the site and potential restrictions on the receiving watercourse/sewer site specific SWM strategy can be expected, including but not limited to the requirement for over control. This issue will be reviewed by the Township and Quantity Control criteria provided.

Transportation:

- PC.12 TIS will be required, TOR for this to be determined in consultation with Township and County of Wellington Staff. Consideration for Active Transportation Master Plan and internal circulation to be considered.
- PC.13 Connection to the existing rail-trail to be considered. Township to advise.
- PC.14 Upgrades to roads/intersections/pedestrian facilities may be required to support this development. Township will advise as part of the formal submission once TIS has been completed which should provide recommendations.

Miscellaneous:

PC.15 Existing service connections (water/sanitary) not utilized for the subject development will need to be decommissioned back the main.

PC.16 Internal streets typical cross sections are to be provided for consideration. Access for emergency vehicles needs to be maintained at all times. On-street parking, if proposed, will need to consider this.

These comments are advisory for the applicant and do not need to be responded to. If you have any questions, please do not hesitate to contact us.

Source Water Protection – Planning Application Requirements

As part of the *Clean Water Act* and Source Protection Plan requirements, all proposed development that is subject to a *Planning Act* application on lands located within a vulnerable area shall ensure that proposed development work does not result in a threat to municipal drinking water quality and/or quantity.

Section 1: Property and Application Information

Property Address: 650 Victoria Terrace

Application Type:

- ☒ Official Plan Amendment
☒ Zoning By-law Amendment
☐ Site Plan

- ☐ Plan of Subdivision
☐ Plan of Condominium
 Type: _____

Section 2: Documentation to be provided by the Risk Management Office

	Current Application	Future Application	Not Required
Section 59 Notice	☒	☒	☐
Risk Management Plan	☐	☒	☐

Section 3: Documentation required to be provided by the owner or their agents

	Current Application	Future Application	Not Required
Appendix A: Contact & Proposal Information	☒	☐	☐
Drinking Water Threats Disclosure Report	☐	☒	☐
Liquid Fuel Handling/Storage Spill Response Plan (>250L)	☐	☒	☐
Winter Maintenance Plan	☐	☒	☐
Chemical/ Waste Management Storage Spill Response Plan	☐	☒	☐
Hydrogeological Assessment Report	☒	☐	☐
Water Balance Assessment Report	☐	☒	☐
Recharge Infiltration Measures	☐	☒	☐
Functional Service Report – Source Protection Design	☐	☐	☒
Stormwater Management Report – Source Protection Design	☐	☒	☐
Record of Site Condition	☐	☒	☐
Phase 1 and/or Phase 2 Environmental Assessments	☐	☐	☒

Please see [Appendix B](#) for required documentation descriptions.

Section 4: Site specific information

Wellhead Protection Area (WHPA) and Vulnerability Scores:

WHPA ☐ A ☒ B ☒ C ☐ D ☒ Q Score ☐ 2 ☐ 4 ☒ 6 ☒ 8 ☐ 10

Issue Contributing Area (ICA): ☐ None ☒ Chloride ☐ Trichloroethylene ☐ Nitrate ☐ Sodium

Significant Groundwater Recharge Area: ☐ Yes ☒ No

Highly Vulnerable Aquifer: ☐ Yes ☒ No

For more information, please contact sourcewater@centrewellington.ca.

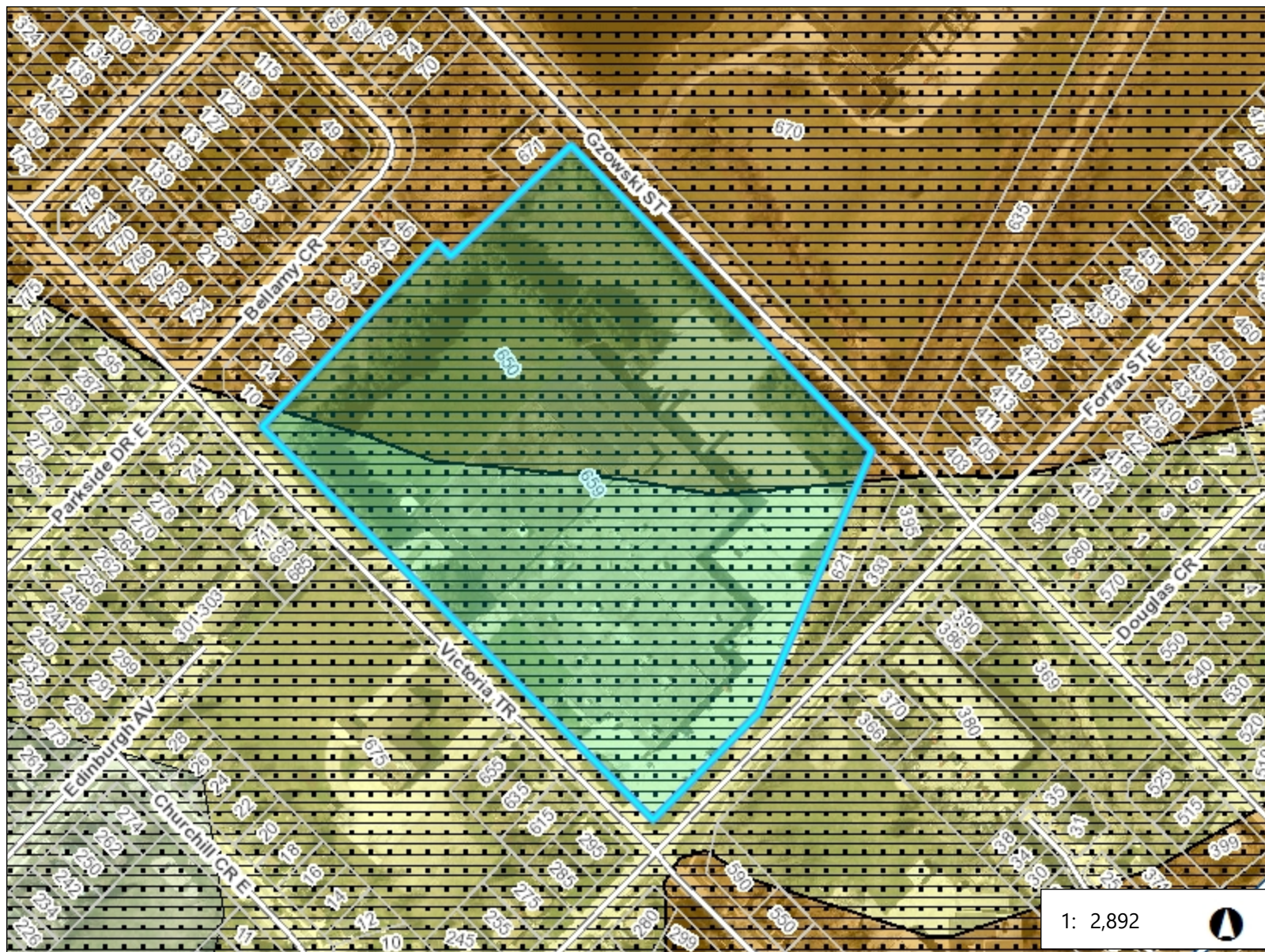
Sincerely,

Kim Funk, Source Protection Coordinator
519-846-9691 ext. 283
kfunk@centrewellington.ca

Attachment: WHPA Map(s)

Resources: [Appendix A: Contact & Proposal Information](#)
 [Appendix B: Source Water Protection required document descriptions](#)
 [Appendix C: Guidance documents](#)
 [Appendix D: Water Balance Terms of Reference](#)

Please note that the requested documentation is applicable as per the information available as of the date signed above. If the proposed application type and/or proposed use changes, there may be additional requirements. Future planning and/or building applications may have additional requirements beyond those listed above or may require reports listed as “not required”, based on the information provided at the time of application.

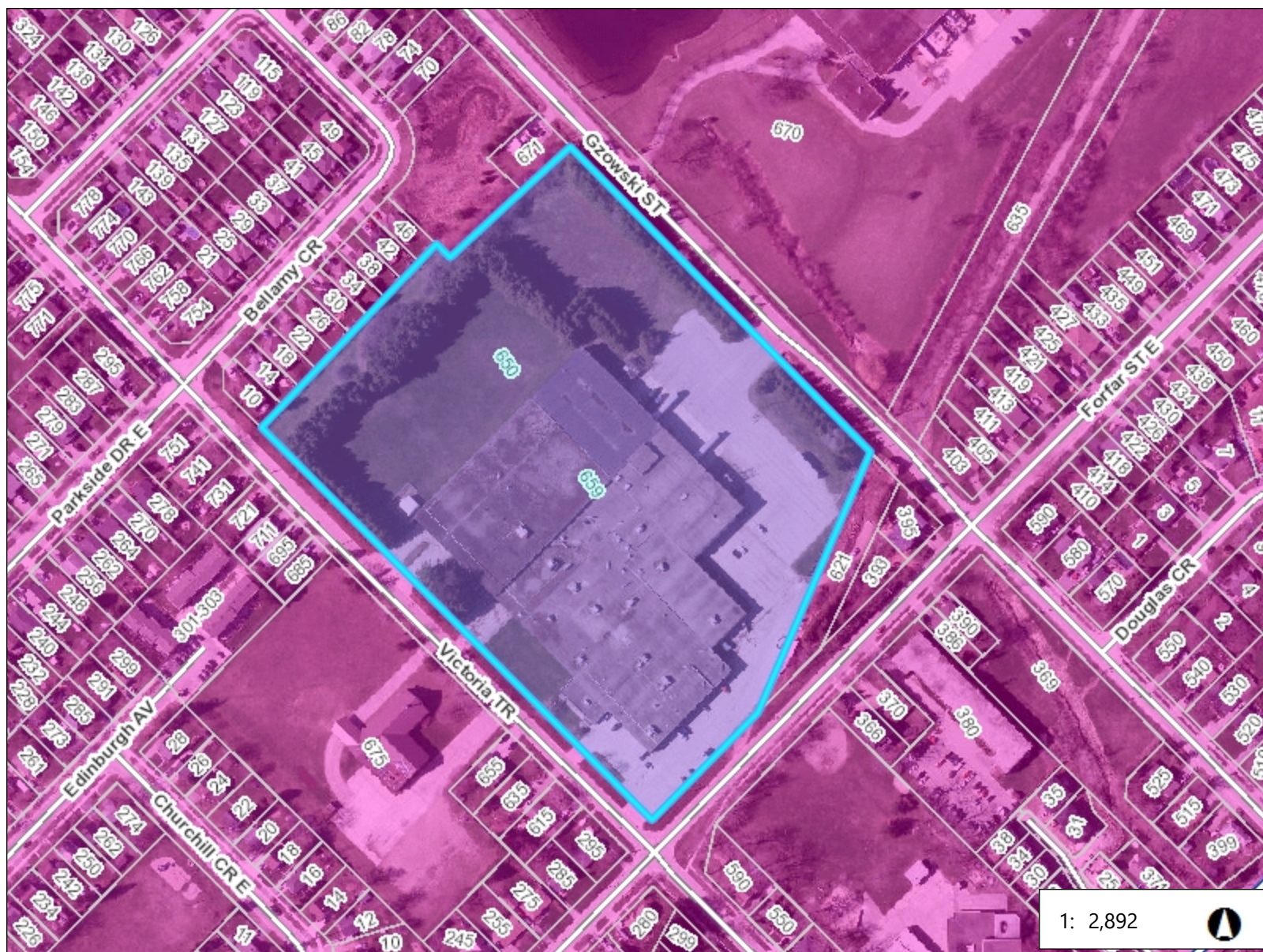


Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.1 0 0.07 0.1 Kilometers

Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- WHPA Q1_Q2_Boundary
- WHPA Q1_Q2
 - Approved
 - Draft
- SGRA
- RoadsLookup

0.1 0 0.07 0.1 Kilometers

Notes

Duy Lam Tran

From: Duy Lam Tran
Sent: November 6, 2024 2:52 PM
To: Mariana Iglesias
Cc: Chantalle Pellizzari; Lee Wheildon; Deanna Maiden
Subject: RE: Upcoming Preconsultation Meetings
Attachments: 650 Victoria Terrace_Site Plan_DevEng_11.06.2024.pdf; township-of-centre-wellington-development-manual-june-2024.pdf

Hi Mariana,

Development Engineering staff have completed a preliminary review of the submission for 650 Victoria Terrace and have identified the following additional information as required:

- Functional Servicing Report/Stormwater Management Report, Water Balance Assessment
- Geotechnical reporting
- Hydrogeological Study
- Traffic Impact Study (TIS)
- Grading/Servicing Plan/Sediment & Erosion Control Plan
- Lighting/Photometrics Plan(s), Electrical Plans
- Landscaping Plans/Fencing
- On-street parking/street signage plans
- Additional civil drawings may be required (this will be further determined by the resulting reporting/studies and may include but are not limited to (e.g. details plans, existing conditions drawings, proposed roadway drawings/plan and profile drawings, etc.). For a full list of submission requirements, please see the Township's Development Manual, Section A Engineering Submissions.

In addition to the above requirements, staff have confirmed and labeled on the attached Site Plan drawing what servicing may be available to the property, including the type, size.

My comments are also saved in Cityview and the folder.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



Duy Lam Tran C.E.T, CAN-CISEC. | Development Engineering Technologist

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
519.846.9691 x 246 CentreWellington.ca

From: Mariana Iglesias <MIglesias@centrewellington.ca>

Sent: Friday, November 1, 2024 2:41 PM



Site Data										
650 Victoria Terrace Fergus										2024-09-20
	Meters	Ha	Acres							
Total Site Area	47,775.95	4.78	11.81							
Residential										
By Model	Model	GFA (sq.ft.)	GFA (sq.mt.)	Building Area (sq.mt.)	No. of units	Total GFA (sq.ft.)	Total GFA (sq.mt.)	Total Building Area (sq.mt.)	Building Height (m)	No. of storeys
Block A	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	6	14,151.06	1,314.68	424.01	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block B	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	6	14,151.06	1,314.68	424.01	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block C	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	6	14,151.06	1,314.68	424.01	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block D	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	6	14,151.06	1,314.68	424.01	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block E	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block F	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block G	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block H	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block I	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block J	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block K	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block L	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block M	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block N	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block O	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	8	18,868.08	1,752.90	565.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block P	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	5	11,792.55	1,095.56	353.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block Q	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	6	14,151.06	1,314.68	424.01	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Block R	END	2,358.51	219.11	67.91	2	4,717.02	438.23	135.82	12.34	3
	MID	2,358.51	219.11	70.67	5	11,792.55	1,095.56	353.35	12.34	3
	MID FIRE	2,368.40	220.03	75.77	2	4,736.80	440.06	151.54	12.34	3
Total:					200	472,058.04	43,855.63	14,218.04		
Employment										
Block Q	END	1,668.90	155.05	84.40	2	3,337.80	310.09	168.80	9.39m	2
	MID	1,668.90	155.05	84.40	9	15,020.10	1,395.41	759.61	9.39m	2
		Total:		169	11.00	18,357.90	1,705.50			
Residential										
By Block										
Block A	(Towns)				10	23,604.88	2,192.97	711.37		
Block B	(Towns)				10	23,604.88	2,192.97	711.37		
Block C	(Towns)				10	23,604.88	2,192.97	711.37		
Block D	(Towns)				10	23,604.88	2,192.97	711.37		
Block E	(Towns)				12	28,321.90	2,631.19	852.71		
Block F	(Towns)				12	28,321.90	2,631.19	852.71		
Block G	(Towns)				12	28,321.90	2,631.19	852.71		
Block H	(Towns)				12	28,321.90	2,631.19	852.71		
Block I	(Towns)				12	28,321.90	2,631.19	852.71		
Block J	(Towns)				12	28,321.90	2,631.19	852.71		
Block K	(Towns)				12	28,321.90	2,631.19	852.71		
Block L	(Towns)				12	28,321.90	2,631.19	852.71		
Block M	(Towns)				12	28,321.90	2,631.19	852.71		
Block N	(Towns)				12	28,321.90	2,631.19	852.71		
Block O	(Towns)				12	28,321.90	2,631.19	852.71		
Block P	(Towns)				9	21,246.37	1,973.85	640.70		
Block Q	(Towns)				10	23,604.88	2,192.97	711.37		
Block R	(Towns)				9	21,246.37	1,973.85	640.70		
Total:					200	472,058.04	43,855.63	14,218.04		
Employment										
Block Q	Employment				11	18,357.90	1,705.50	928.41		
		Total (sq.mt.)	%	Parking - Residential		Required		Proposed		
Total Site GFA (Residential)	Proposed	43,855.63		Residential				200.00	400	
Total Site GFA (Industrial)	Proposed	1,705.50		Visitor				28.00	42	
Total Paved Area	Proposed	12,767.56	26.72	Barrier Free				12.00	12	
Total Building Area Residential	Proposed	14,218.04	29.76	Parking - Employment		Required		Proposed		
Total Building Area Commerical	Proposed	928.41		Surface Parking				23		
Total Landscape Area	Proposed	14,236.11	29.80	Loading Type "C" 3.5m x 6m				11		
PARKS										
PARK	Proposed	2,801.75	5.86							
Site Density (unit/Ha)										
Townhouse + Employment			41.86							
Floor space index (F.S.I)			0.92							

No.

DESCRIPTION

DATE

REVISION RECORD

PER CON

DESCRIPTION

2024-09-20

DATE

ISSUED RECORD

DUNPAR

650 VICTORIA TERRACE
FERGUS

SCALE

1 : 100

DRAWING TITLE

SITE PLAN - STATS

CLIENT

DRAWN

RB

PAGE NO.

CHECKED

AS

A-101

DATE

2024-09-20

2024-09-20 10:52:50 AM

From: [Jessica Conroy](#)
To: [Chantalle Pellizzari](#)
Subject: RE: Preconsultation Meeting - 650 Victoria Terrace, Fergus
Date: November 13, 2024 8:59:51 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Chantalle,

GRCA does not have any concerns with this proposed re-development at 650 Victoria Terrace, Fergus.

I have looked into this further and the subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other natural hazard features of interest to GRCA. The property is not subject to Ontario Regulation 41/24. Therefore, permission from GRCA is not required.

Thank you,
Jessica

Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
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Toll-free: 1-866-900-4722
Email: jconroy@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

-----Original Appointment-----

From: Chantalle Pellizzari <CPellizzari@centrewellington.ca>

Sent: October 1, 2024 4:04 PM

To: Brett Salmon; Mariana Iglesias; Lee Wheildon; cbaker@centrewellington.ca; Source Water; Meagan Ferris; Zachary Prince; Planning; Mehedi Khan; Waleed Nawaz; Deanna Maiden; Jessica Conroy

Cc: Kim Funk; Danielle Walker; Adam Gilmore

Subject: Preconsultation Meeting - 650 Victoria Terrace, Fergus

When: November 13, 2024 9:00 AM-10:00 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting; Veteran's Hall B

Preconsultation meeting to discuss redevelopment of 650 Victoria Terrace, Fergus

Please join the meeting via the Teams link below.

Thank you,
Chantalle

Microsoft Teams meeting

Join on your computer, mobile app or room device
[Click here to join the meeting](#)

Meeting ID: 272 455 373 237
Passcode: pdRr8V
[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 647-794-5569,,702765688#](#) Canada, Toronto
Phone Conference ID: 702 765 688#
[Find a local number](#) | [Reset PIN](#)



[Learn More](#) | [Meeting options](#)

Appendix “B” – Draft County Official Plan Amendment

The Corporation of the County of Wellington

By-law 2025-____

A By-law to adopt Amendment No. ____ to the
Official Plan for the County of Wellington

To council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

- 1. THAT Amendment Number ____ to the Official Plan for the County of Wellington consisting of the attached maps and explanatory text, is hereby adopted.
- 2. THAT this By-law shall come into force:
 - a) Where no notice of objection has been filed with the County’s Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon the expiration of the prescribed time; or
 - b) Where notice of objection has been filed with the County’s Clerk within the time prescribed by the Planning Act and regulations pursuant thereto, upon approval of the Ontario Land Tribunal.

READ a FIRST, SECOND and THIRD TIME and PASSED this ____th day of ____, 2025.

CLERK

WARDEN

AMENDMENT NO. __ TO THE OFFICIAL PLAN FOR THE COUNTY OF WELLINGTON

DATE

AMENDMENT NUMBER __

TO THE

COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Township of Centre Wellington Municipal Official Plan which constitute Official Plan Amendment Number __.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of the affected lands from “Employment” to “Delineated Built-up Area”.

LOCATION

The subject lands are located along the west side of Gzowski Street on the north side of Fergus, east of St David Street North (Hwy 6), and west of Gartshore Street and are described legally as Part of 71496-0022 Part of Park Lots 14 and 15, Registered Plan 55.

The subject lands are located entirely within the Primary Urban Centre of Fergus within the Township of Centre Wellington.

BASIS

The amendment modifies Schedules “A” and “A1” Growth Structure Designations to remove the Employment Area designation and redesignate the lands subject to the Amendment as “Delineated Built-up Area”.

The County of Wellington's Official Plan currently designates a Site as Employment Area, restricting its use to employment-related purposes. This amendment is requested to redesignate the subject site to Delineated Built-up Area, facilitating a mixed-use development that incorporates a blend of residential (cluster townhomes) and eleven commercial uses. The proposed development will help to diversify the local economy, enhance community character, and optimize land use within the community. The redesignation is motivated by the need for more nuanced and adaptive land-use planning that reflects the evolving needs of Fergus and its residents. The Delineated Built-up Area designation would enable the creation of a dynamic, compact, and connected urban form, aligning with contemporary planning principles that prioritize mixed-use development. Moreover, the inclusion of residential units, specifically cluster townhomes, will contribute to the housing diversity in Fergus, addressing the need for varied housing types and densities. The proposed redesignation and subsequent development will be carefully designed to ensure compatibility with the existing community, incorporating measures to mitigate any potential adverse effects on surrounding land uses.

The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary materials submitted in support of this Amendment.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

PART B – THE AMENDMENT

All of this part of the document entitled “PART B – The Amendment”, consisting of the following text constitutes Amendment No. ____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Municipal Official Plan of the Township of Centre Wellington is hereby amended as follows:

1. THAT Schedule A - County Growth Structure be amended by changing the Urban System designation of the affected land from “Employment” to “Delineated Built-up Area” in accordance with the attached Schedule “A” which forms part of this Amendment.
2. THAT Schedule A1 – Centre Wellington be amended by changing the Urban System designation of the affected land from “Employment” to “Delineated Built-up Area” in accordance with the attached Schedule “B” which forms part of this Amendment.

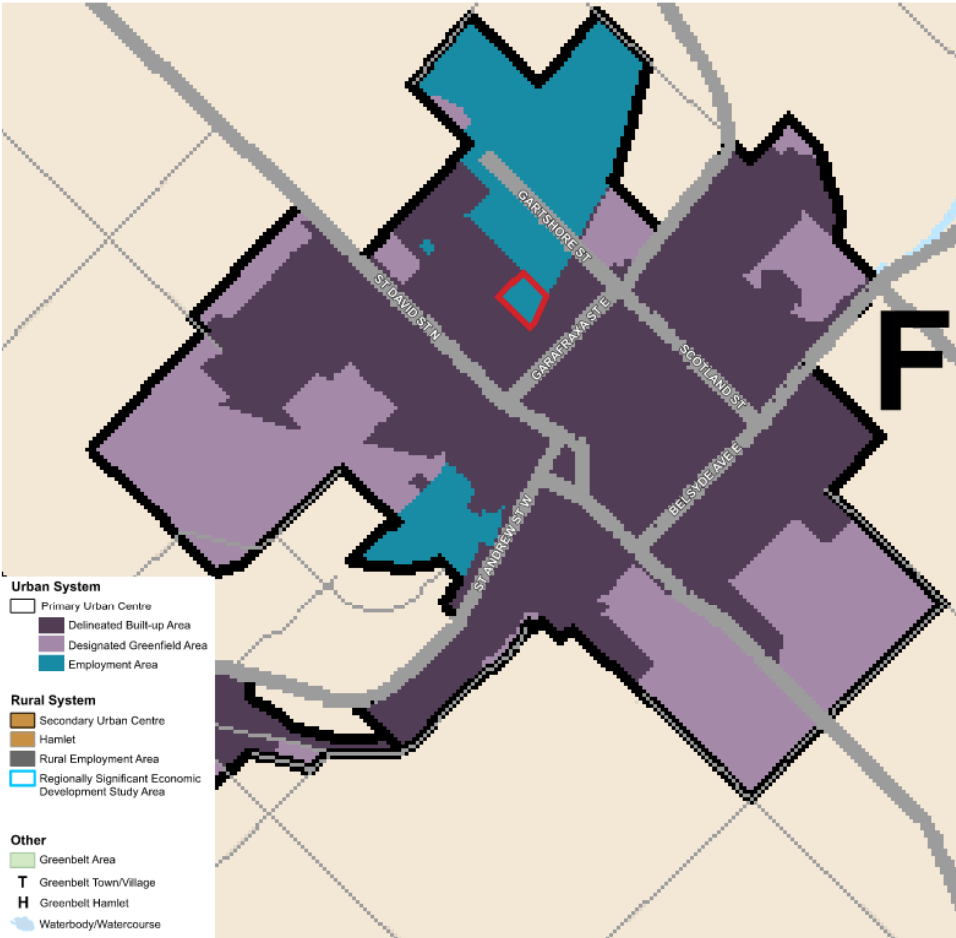
THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE “A”

OF

OFFICIAL PLAN AMENDMENT NO. __

COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE A - COUNTY GROWTH STRUCTURE



 LAND TO BE DESIGNATED FROM EMPLOYMENT AREA TO DELINEATED BUILT-UP AREA

N
N.T.S
AUGUST 2025

THIS IS SCHEDULE “A” OF AMENDMENT NO. __ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS ____TH DAY OF ____, 2025.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE “B”

OF

OFFICIAL PLAN AMENDMENT NO. __

COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE A1 - CENTRE WELLINGTON



 LAND TO BE DESIGNATED FROM EMPLOYMENT AREA TO DELINEATED BUILT-UP AREA

N

N.T.S
AUGUST 2025

THIS IS SCHEDULE “A” OF AMENDMENT NO. __ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS ____TH DAY OF ____, 2025.

Appendix “C” – Draft Township Official Plan Amendment

The Corporation of the Township of Centre Wellington

By-law 2025-____

A By-law to adopt Amendment No. ____ to the Municipal Official Plan for the Township of Centre Wellington, in order to permit a Mixed-use Residential Development.

To council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

- 1. THAT Amendment Number ____ to the Municipal Official Plan for the Township of Centre Wellington consisting of the attached maps and explanatory text, is hereby adopted.
- 2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Read a first, second and third time and finally passed this ____th day of ____, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

**AMENDMENT NO. ____ TO THE MUNICIPAL OFFICIAL PLAN FOR THE TOWNSHIP OF
CENTRE WELLINGTON**

DATE

AMENDMENT NUMBER ____
TO THE
TOWNSHIP OF CENTRE WELLINGTON MUNICIPAL OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Township of Centre Wellington Municipal Official Plan which constitute Official Plan Amendment Number ____.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to change the land use designation of the affected lands from “Industrial” to “Residential”, to permit an increased residential density of 41 units per hectare from 35 units per hectare and to identify the subject land as Special Policy Area PA-__”. The effect of the amendment is to permit a mixed-use development consisting of 192 cluster townhomes and 11 commercial units.

LOCATION

The subject lands are located along the west side of Gzowski Street on the north side of Fergus, east of St David Street North (Hwy 6), and west of Gartshore Street and are described legally as Part of 71496-0022 Part of Park Lots 14 and 15, Registered Plan 55.

The subject lands are located entirely within the built boundary of Fergus within the Township of Centre Wellington.

BASIS

The Owners have submitted applications to the Township of Centre Wellington to amend the Township’s Official Plan and the Fergus Zoning By-law for the purpose of converting industrial lands to residential and to permit an increased residential density of 41 units per hectare to permit a mixed-use development.

The Proposed Development will provide for a mixed-use development that will contribute to a diverse range of housing types and options within the neighbourhood and will make efficient use of existing public infrastructure and services.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the Township of Centre Wellington Municipal Official Plan.

PART B – THE AMENDMENT

All of this part of the document entitled PART B – The Amendment, consisting of the following text constitutes Amendment No. __ to the Township of Centre Wellington Municipal Official Plan.

DETAILS OF THE AMENDMENT

The Municipal Official Plan of the Township of Centre Wellington is hereby amended as follows:

- 1. THAT Schedule A1 be amended by changing the land use designation of the affected land from “Industrial” to “Residential (PA1-__)” in accordance with the attached Schedule “A” which forms part of this Amendment.
- 2. THAT *Section D.10.2 Special Policy Area Descriptions* be amended by adding the following new Special Policy Area Description PA1-__.

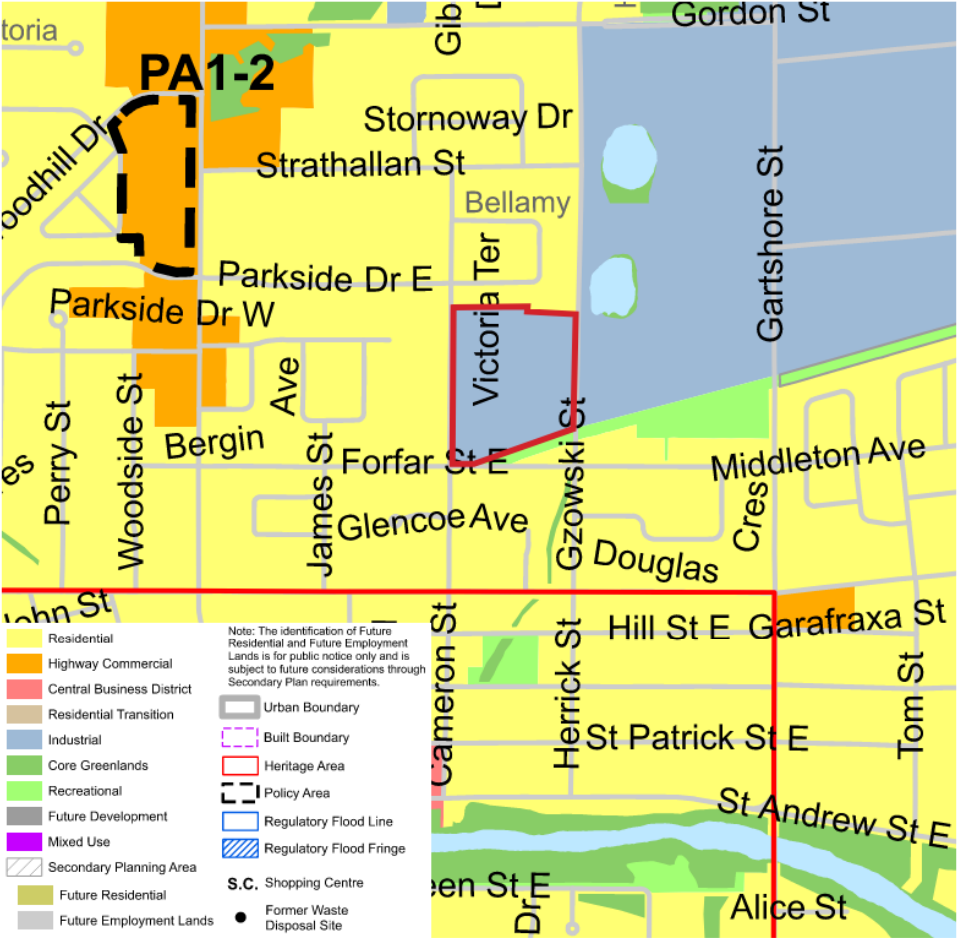
PA1-__ To permit a mixed-use development with a maximum density of 41 units per hectare based on the residential component of the development. Holding zone provisions may be applied in the zoning by-law.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

SCHEDULE “A”

OF

OFFICIAL PLAN AMENDMENT NO. __



 LAND TO BE DESIGNATED FROM INDUSTRIAL TO RESIDENTIAL (PA1-__)


N.T.S
AUGUST 2025

THIS IS SCHEDULE “A” OF AMENDMENT NO. __ TO THE TOWNSHIP OF CENTRE WELLINGTON
MUNICIPAL OFFICIAL PLAN DATED THIS ____TH DAY OF ____, 2025.

Appendix “D” – Draft Zoning By-law Amendment

The Corporation of the Township of Centre Wellington

By-law 2025-__

A By-law to amend the Township of Centre Wellington Zoning By-law 2009-045, as amended, to change the zoning of the subject lands from “M1” to “R6”

Whereas the Council of the Corporation of the Township of Centre Wellington deems it desirable to amend By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

Now therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1.
- Schedule “A” Map 76 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule “A” which forms part of this By-law
2.
- Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exception R6.XX.X(H):

15.XX.X	R6.XX.X	Notwithstanding anything else in this by-law to the contrary, on land zoned R6.XX.X, the following special provisions shall apply: 1. <u>Cluster Townhouse</u> - Minimum Front Yard 1.52 m (5 ft) - Minimum Exterior Side Yard 1.52 m (5ft) - Minimum Side Yard 3.3 m (10.8 ft) - Minimum Number of Attached Dwelling Units in a Row 12 - Minimum Private Amenity 11 sq.m. per unit with a minimum width of 2.1m - Minimum Landscaped Open Space 27%
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3.
- All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
4.
- This By-law shall come into effect on the date of final enactment by the Council pursuant to Section 34 of the Planning Act, R.S.O., 1990.

Read a first, second and third time and finally passed this ____th day of ____, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Township of Centre Wellington

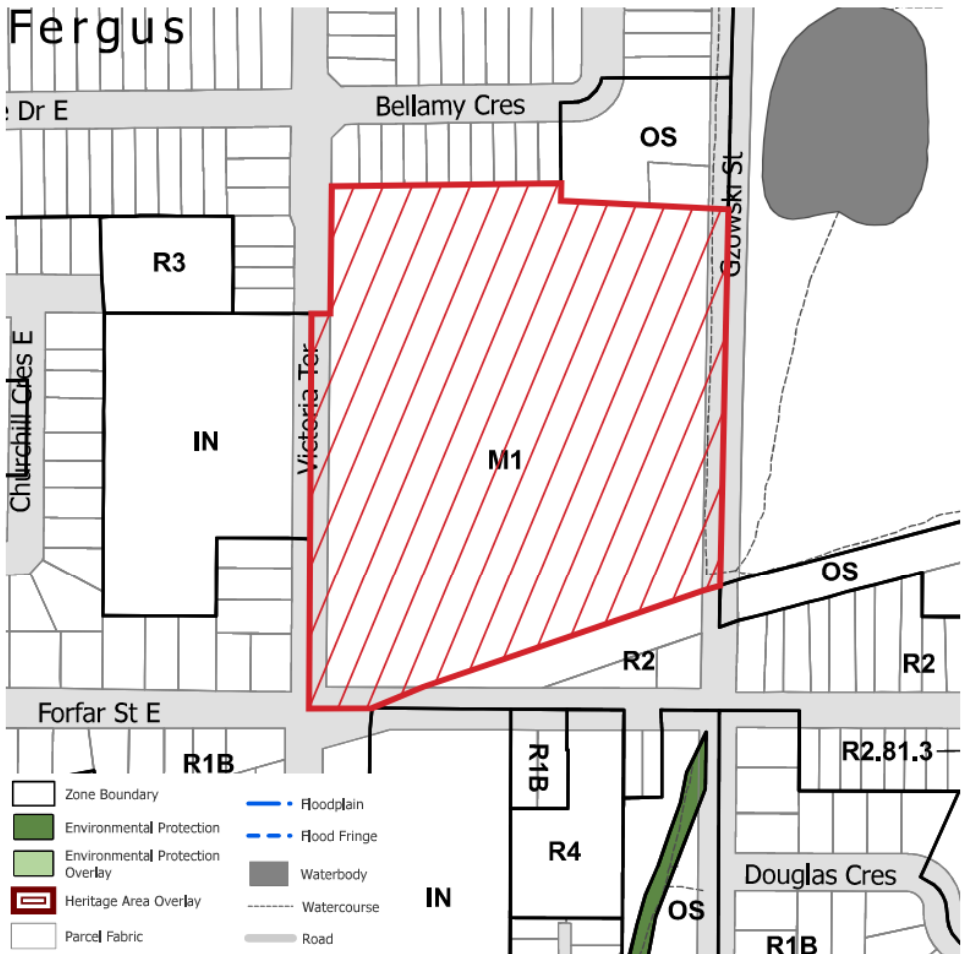
Schedule “A”

By-law 2025-XX

An Amendment to the Township of Centre Wellington

Zoning By-law No. 2009-045 as amended

TO THE
TOWNSHIP OF CENTRE WELLINGTON
ZONING BY-LAW NO. 2009-045



LAND TO BE REZONED FROM SERVICE INDUSTRIAL (M1) ZONE
TO RESIDENTIAL MIXED USE (R6.XX.X) ZONE



N.T.S
AUGUST 2025

This is Schedule “A” to By-law 2025-___ passed this ___th day of ___, 2025

Mayor – Shawn Watters

Clerk – Kerri O’Kane