Planning Justification Report

6582-6585 Highway 6

Centre Wellington, Wellington County, Ontario

1052367 ONTARIO LTD. and Ted and Marlene Buczek

August 2026

Zelinka Priamo Ltd.

LAND USE PLANNERS

TABLE OF CONTENTS

TABLE OF CONTENTS 1
1.0 INTRODUCTION AND SUMMARY 3
1.1 Executive Summary 4
2.0 THE SUBJECT LANDS AND SURROUNDINGS 5
3.0 PROPOSED DEVELOPMENT 10
3.1 Residential Blocks 11
3.2 School Block 11
3.3 Park Block and Stormwater Management Blocks 12
3.4 Mixed-Use/Commercial Block 12
3.5 Natural Heritage Blocks 12
3.6 Road Network 12
4.0 PROPOSED PLANNING APPLICATIONS 13
4.1 County of Wellington Official Plan Amendment 13
4.2 Township of Centre Wellington Official Plan Amendment 13
4.3 Future Planning Applications 13
5.0 TECHNICAL STUDIES 15
5.1 Land Needs Assessment 15
5.2 Stage 1-2 Archaeological Assessment 15
5.3 Geotechnical and Hydrogeological Investigation 15
5.4 Agricultural Impact and MDS Study 16
5.5 Environmental Impact Assessment 16
5.6 Tree Inventory and Arborist Report 17
5.7 Environmental Noise Study 17
5.8 Functional Servicing and Stormwater Management Report 17
5.9 Traffic Impact Study 18
5.10 Fiscal Impact Assessment 18
6.0 POLICY AND REGULATORY FRAMEWORK 19
6.1 Planning Act, R.S.O. 1990 19
6.2 Provincial Planning Statement (2024) 27
6.3 County of Wellington Official Plan 40

6.4 Township of Centre Wellington Official Plan 59
6.5 Zoning By-law 70
7.0 SUMMARY PLANNING ANALYSIS 71
7.1 Settlement Area Boundary Expansion 71
7.2 Logical and Efficient Extension of Existing Urban Infrastructure 73
7.3 Complete Community, Housing Mix, and Density 74
7.4 Agricultural, Natural Heritage, and Environmental Considerations 75
8.0 CONCLUSIONS 76

1.0 INTRODUCTION AND SUMMARY

On behalf of 1052367 ONTARIO LTD. and Ted and Marlene Buczek (collectively, the 'Owner'), Zelinka Priamo Ltd. is pleased to submit planning applications for a County of Wellington Official Plan Amendment and Township of Centre Wellington Official Plan Amendment (collectively, the 'Applications'). The Applications are intended to facilitate a residential and mixed-use development (the 'Proposed Development') by way of expansion to the Fergus Settlement Area Boundary, on the properties known municipally as 6582 Highway 6 and 6585 Highway 6, located just north of the Fergus Settlement Area (the 'Subject Lands'). Future Zoning By-law Amendment and Draft Plan of Subdivision applications are anticipated to be filed at a later date. The Subject Lands are legally described as PT LT 17 CON 15 NICHOL AS IN RO707709 EXCEPT PT OF PT 2, HWY PL ROS265833 & PART 1, PLAN 61R-11621; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 61R20062 AS IN WC373520; TOWNSHIP OF CENTRE WELLINGTON and PT LT 17 CON 15 NICHOL PART 2, 61R2818; CENTRE WELLINGTON respectively.

The Subject Lands are approximately 29.3 ha (72.4 ac) in area and consist of two (2) parcels, together forming a generally rectangular parcel spanning from Highway 6 to the east to Beatty Line North to the west. Accordingly, the Subject Lands have approximately 303 m of frontage along Highway 6 and approximately 242 m of fragmented frontage along Beatty Line North. The Subject Lands are primarily used for agricultural cultivation and are developed with a single-detached residential dwelling and accessory structures, including a barn, located relatively central to the property.

The Subject Lands are located immediately north of, and adjacent to, the northerly limit of the Fergus Settlement Area, where the lands interface with the recently constructed Strathlea/Bonaire Subdivision to the south (completed approx. 2015). This subdivision to the south is comprised of a mix of single-detached and townhouse dwellings and was previously separated from broader landholdings that included the Subject Lands, for the purpose of development. The Strathlea/Bonaire Subdivision was designed to anticipate and accommodate the development of the Subject Lands and a future expansion of the Fergus Settlement Area, and includes three (3) road stubs, one (1) pedestrian pathway connection, and below-grade servicing stubs that terminate at the boundary with the Subject Lands and are sized to accommodate additional development on the Subject Lands.

The Proposed Development is a residential and mixed-use community accommodating a mix of dwelling unit types and densities, including single-detached dwellings, various forms of townhouses, and apartments. The Proposed Development will also feature a new public park (0.82 ha), continuation of the public trail network, extension of the public road network, and a mixed-use/commercial block (1.60 ha) contemplated in the southeast corner of the Subject Lands. It is anticipated that the Proposed Development will accommodate approximately 701 dwelling units. The Subject Lands are also planned to accommodate a new secondary school on a 4.96-hectare block at the northeast part of the Subject Lands, representing a significant institutional facility and community anchor within the Proposed Development.

To facilitate the Proposed Development, planning Applications are submitted and will require expansion to the Fergus Settlement Area Boundary by way of County and Township Official Plan Amendments. It is anticipated that Zoning By-law Amendment and Draft Plan of Subdivision applications will be filed in the future to regulate the form of development.

1.1 Executive Summary

- The Subject Lands are located at the north end of Fergus and are contiguous to the Fergus Settlement Area Boundary. The Strathlea/Bonaire Subdivision is located immediately south of the Subject Lands, and were historically planned to accommodate future urban development of the Subject Lands, including infrastructure that extends to and terminates at the Subject Lands.
- Planning Applications are filed, including County and Local Official Plan Amendments, to facilitate urban greenfield development of the Subject Lands by way of an expansion to the Fergus Settlement Area Boundary. Zoning By-law Amendment and Draft Plan of Subdivision applications have been prepared and are anticipated to be filed in the future to regulate the form of development.
- As demonstrated by the Land Needs Assessment prepared as part of the Applications, Centre Wellington has a shortfall of between 171 and 191 hectares of greenfield land required to accommodate growth to the 2051 planning horizon. Therefore, there is a need to add additional greenfield land to settlement areas in order to ensure there is sufficient land available to accommodate projected growth, which the Applications propose to do.
- The Applications would facilitate development of the Subject Lands, which contributes to creating a complete community. The Proposed Development is expected to include a range and mix of dwelling units (701 total) including a substantive affordable housing component, integrated with new neighbourhood commercial uses, a new secondary school and childcare facility, new public parkland and extension of the existing trail network, a stormwater management facility, and the preservation of the natural heritage system.
- The Subject Lands are in a location that is appropriate to accommodate the expanded settlement area boundary.
- The Subject Lands are considered of lower agricultural priority, and avoidance of prime agricultural lands to accommodate growth is not feasible.
- The Proposed Development and expansion of the settlement area is considered financially viable and advantageous to the County of Wellington and the Township of Centre Wellington.
- The Proposed Development is supported by technical analysis that reviews matters of land use compatibility, adequacy of and impact on municipal infrastructure, existing site conditions, the agricultural network, and the natural heritage system, among other matters.
- The Applications have regard to matters of Provincial interest as set out in the *Planning Act*, and are consistent with the Provincial Planning Statement, 2024. The proposed OPA is conforming with the COP, as amended by the proposed COPA, and the COPA is harmonious and not in conflict with the balance of the COP.

- The applications represent good planning and are in the public interest.

2.0 THE SUBJECT LANDS AND SURROUNDINGS

The Subject Lands are a total area of approximately 29.3 ha (72.4 ac), and consist of two (2) legal parcels, together forming a rectangular parcel (Figure 1). The Subject Lands are used primarily for agricultural cultivation and are developed with a single-detached residential dwelling and accessory structures (including a barn) located relatively central to the property. The barn is currently used for general personal storage only, with no livestock operation or manure storage present which would trigger Minimum Separation Distance requirements. The barn has historically been used for livestock cultivation prior to the development of the Strathlea/Bonaire Subdivision to the south, though that development is understood to generally have resulted in the termination of the livestock operation.

There is an existing vehicular driveway access from Highway 6 that leads to the single-detached dwelling and barn. Along the driveway, and in the area surrounding the dwelling, there are several existing mature trees and vegetative features.

The Subject Lands also feature natural features including an identified Provincially Significant Wetland ('PSW') and Significant Woodland feature on the west portion of the lands, comprising approximately 3.0 ha (7.4 ac) of area. Otherwise, the Subject Lands are generally flat, gently sloping downwards to the west towards the PSW feature.

Figure 1: The Subject Lands.

The Subject Lands are located at the north edge of the settlement area of Fergus, just north of the northerly limit of the Fergus Settlement Area. The Subject Lands span from Highway 6 to the

east to Beatty Line North to the west, with respective lot frontages of approximately 303 m along Highway 6 and 242 m of fragmented frontage along Beatty Line North, due to a distinct parcel enveloped by the Subject Lands.

Image 1-4 (from top left clockwise): 1: Existing single detached dwelling viewed from east. 2: Existing single detached dwelling viewed from south. 3: Existing barn used for storage viewed from south. 4: Accessory structure north of dwelling viewed from east.

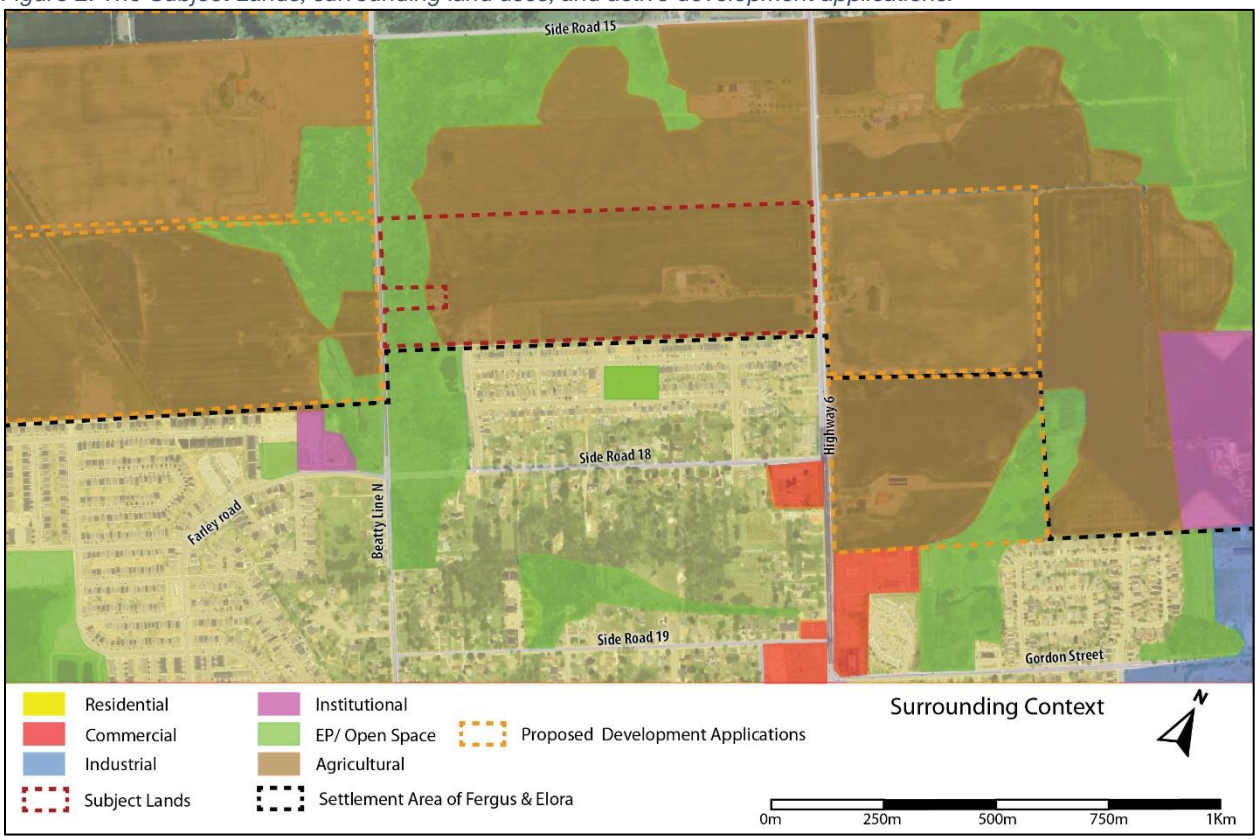
Image 5-6 (from left): 5: Existing laneway providing access from Highway 6 to single detached dwelling, facing east. 6: Laneway facing west.

The Subject Lands directly interface with the Strathlea/Bonaire Subdivision to the south, which was completed in approximately 2015. The Strathlea/Bonaire Subdivision is comprised of a mix of single-detached and townhouse dwellings and was previously severed from broader landholdings that included the Subject Lands for the purpose of development. The Strathlea/Bonaire Subdivision was designed to anticipate and accommodate the development of the Subject Lands and a future expansion of the Fergus Settlement Area, particularly by including three (3) road stubs, one (1) pedestrian pathway connection, and below-grade servicing stubs that terminate at the Subject Lands, with sufficient capacity to facilitate development of the Subject Lands.

Image 7-10 (from top left clockwise): 7-10: Termination points of Vincent Street, Sadler Street, Steele Street, and the pedestrian trail respectively, taken from Courtney Street, facing north towards Subject Lands.

Image 11-12: Strathlea/Bonaire Subdivision, seen from the Subject Lands facing south.

Figure 2: The Subject Lands, surrounding land uses, and active development applications.



While the lands immediately south of the Subject lands comprise of existing developed urban land as part of the Fergus Settlement Area, the Subject Lands are also surrounded by several other proposed development lands, including 6581 Highway 6 (Polocorp Inc.) to the immediate east opposite Highway 6, and 6586 Beatty Line North to the immediate west opposite Beatty Line North (Sorbara-Tribute Brubacher Holdings Inc.). The major proposed developments in the vicinity of the Subject Lands are summarized in Figure 3 and Table 1 below.

The lands to the north of the Subject Lands comprise of primarily agricultural and natural heritage uses.

Figure 3: Major active development applications in the vicinity of the Subject Lands based on Centre Wellington "Current Applications" webpage.

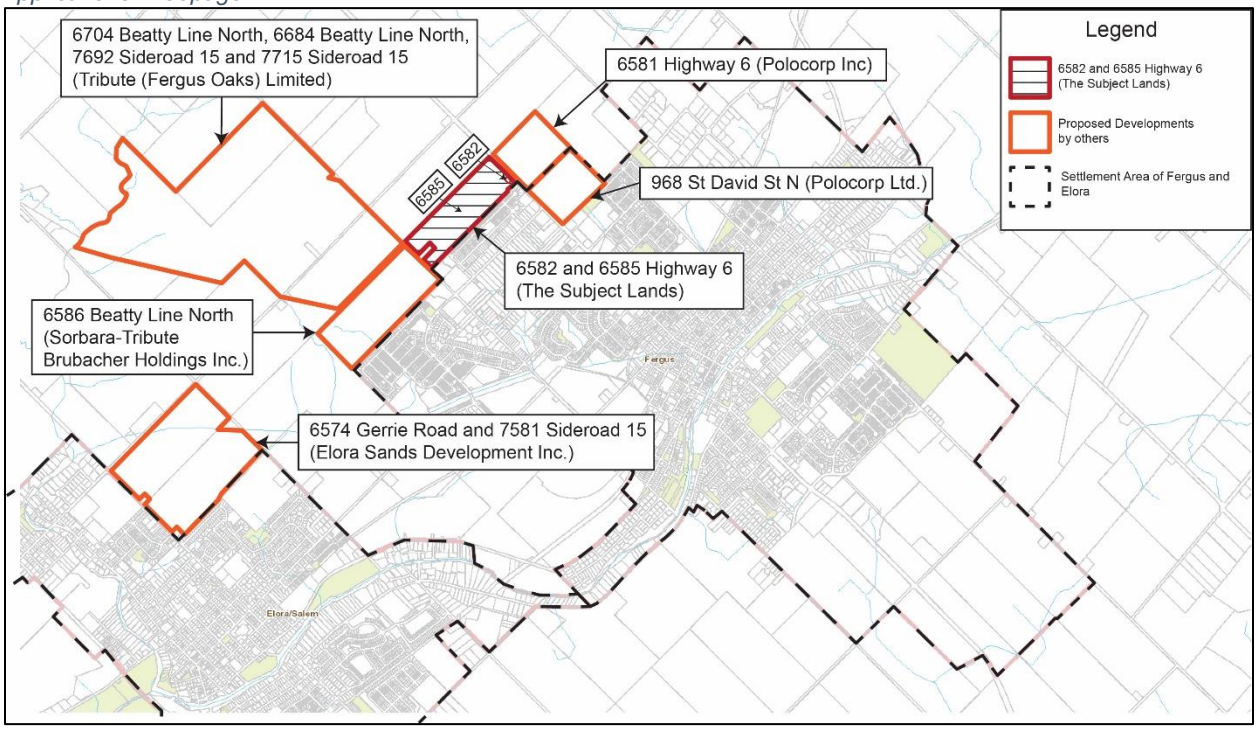


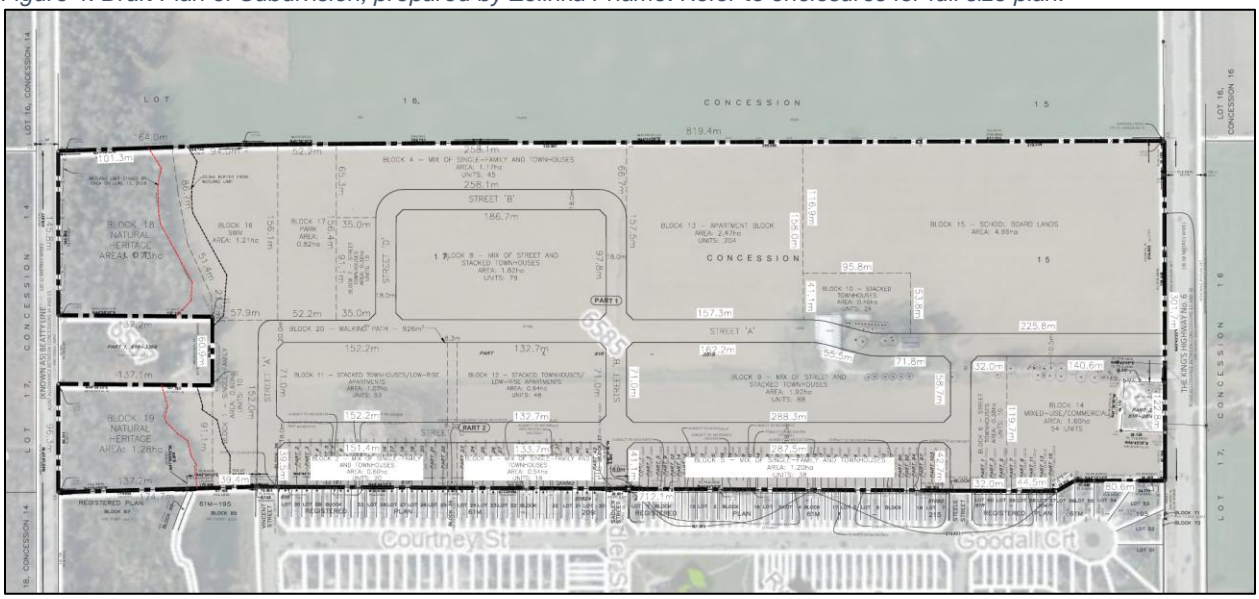
Table 1: Description of major active development applications in the vicinity of the Subject Lands.

Property Subject to Development Proposal	Description of Development
6581 Highway 6 (Polocorp Inc)	Proposed mixed use subdivision including single-detached, street townhouse, medium density, and mixed use development blocks and park.
968 St David Street North (Polocorp Ltd.)	Proposed mixed use subdivision including single-detached, street townhouse, medium density, and mixed use development blocks and park.
6586 Beatty Line North (Sorbara-Tribute Brubacher Holdings Inc.)	Proposed residential subdivision including single-detached dwellings, street townhouse dwellings and parks.
6704 Beatty Line North, 6684 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 (Tribute (Fergus Oaks) Limited)	Proposed mixed use subdivision including a range of low-to-higher residential uses, commercial, institutional and park facilities.
6574 Gerrie Road and 7581 Sideroad 15 (Elora Sands Development Inc.)	Proposed mixed use subdivision with low and low/medium density residential uses, park, and seniors housing block.

3.0 PROPOSED DEVELOPMENT

The Proposed Development is a complete community, featuring residential and mixed-use development, and is anticipated to accommodate a mix of dwelling unit types and densities, a new public park (0.82 ha), continuation of the public trail network, extension of the public road network, and a mixed-use/commercial block (1.60 ha) contemplated in the southeast corner of the Subject Lands. It is anticipated that a substantive portion of the residential units will be in the form of affordable housing. In addition, the Subject Lands will accommodate a future school, will maintain and preserve the natural heritage system, and extend new infrastructure to support development (Figure 4).

Figure 4: Draft Plan of Subdivision, prepared by Zelinka Priamo. Refer to enclosures for full size plan.



The Proposed Development represents a natural and logical northerly extension to the Fergus Settlement Area, which has been previously planned to accommodate this extension. Table 2 summarizes the proposed blocks of the Draft Plan of Subdivision, which are described in greater detail herein.

Table 2: Summary of Draft Plan of Subdivision.

Block #	Land Use	Area (ha)	Residential Units	Residential Density (units per hectare)
1-7	Residential, Mix of Single-Family and Townhouses	4.81	151	31.4
8-10	Residential, Street and Stacked Townhouses	4.21	191	45.4
11-12	Residential, Stacked Townhouses/Low-Rise Apartments	2.01	101	50.2
13	Residential, Apartment Buildings	2.47	204	82.6
14	Mixed-Use/Commercial	1.60	54	33.75
15	School Board Lands	4.96		

Block #	Land Use	Area (ha)	Residential Units	Residential Density (units per hectare)
16	Stormwater Management	1.21		
17	Park	0.82		
18-19	Natural Heritage	3.01		
20-21	Walking Path	0.09		
Roads	Roads	4.09		
Total (Gross Subject Lands Area)		**29.3**	**701**	**23.9**
Total (Net* Subject Lands Area)		**21.3**	**701**	**32.9**

**Net, for the purpose of this report, excludes School Board Lands and Natural Heritage Features.*

3.1 Residential Blocks

The residential blocks include a variety of typologies that allow for a wide range and diverse mix of housing opportunities. At the south, Blocks 2, 3, and 5 are anticipated to provide a 'like-to-like' lot fabric and built form that will match the existing residential lot fabric to the south in the Strathlea/Bonaire Subdivision, including a mix of single-detached and street townhouse dwellings. Blocks 1 and 4 similarly anticipate a lower density residential form, strategically located in proximity to the natural heritage system and the park at the looping Street B, respectively. Blocks 7, 8, 9, 10, and 11, located internal to the Subject Lands, are expected to take the form of a mix of street townhouses, stacked townhouses, and low-rise apartments. Block 12 is identified as an apartment block, which is expected to accommodate the highest heights and densities. This larger and generally square-shaped block retains substantial flexibility for development, and will proceed by way of a future Site Plan Approval application. It is the Owner's intent that a substantive portion of the residential units will be in the form of affordable housing.

3.2 School Block

Through collaborative discussions and agreements with the Wellington Catholic District School Board ('WCDSB'), the Owner has reserved a portion of the Subject Lands to accommodate a new secondary school on a 4.96-hectare block at the northeast portion of the Subject Lands (the 'School Block'). Schools are essential components of a complete and growing community. The School Block represents an important element of the proposed expansion to the Settlement Area Boundary and broader community structure, providing for a major public service facility within walking and cycling distance of existing and future residents and contributing to the long-term educational and social infrastructure needs of Fergus and the surrounding area. The Proposed Development and supporting Applications anticipate bringing the School Block into the Fergus Settlement Area as part of the OPA applications, along with the remainder of the Subject Lands, and facilitating appropriate access and servicing to the School Block. However, it is anticipated that future site-specific planning applications for the School Block development such as Zoning By-law Amendment and Site Plan Application will be advanced independently by the WCDSB at the appropriate time.

3.3 Park Block and Stormwater Management Blocks

The park block is contemplated at 0.82 ha in area, representing approximately 2.7% of the total site area, in addition to trail blocks that are 900 sq m in area, which extend an existing trail network in the Strathlea/Bonaire Subdivision to the south. The park has been designed to this size in consideration of existing park facilities in the area, in particular the existing Ryan Park in the Strathlea/Bonaire Subdivision to the south. As such, it is anticipated that the required 5% parkland contribution will be facilitated through a combination of land dedication and cash-in-lieu payment. The park is intentionally located at the northwest part of the Subject Lands, generally at the furthest extent of the main collector road where it will be easily accessible and visible, and is just west of the trail block. The proposed park is co-located adjacent to the proposed stormwater management pond, which allows for potential and natural synergies and opportunities for recreation, such as trails that surround the pond and/or are integrated with the natural heritage feature, subject to detailed design and further environmental review.

3.4 Mixed-Use/Commercial Block

A mixed-use/commercial block is located at the southeast corner of the Subject Lands, intended to benefit from visibility from Highway 6 and to act as a buffer between Highway 6 to the east and the residential uses to the west, and across the street from the school block. The presence of commercial uses contributes to the walkability and completeness of the proposed community.

3.5 Natural Heritage Blocks

As part of the Applications, the natural heritage system on the westernmost part of the Subject Lands has been evaluated. The existing Provincially Significant Wetland and Significant Woodland, and associated buffer areas will form new blocks of the natural heritage system that will recognize these existing features.

3.6 Road Network

The road network depicted on the concept plan represents a logical extension of the existing road network to the south. Vincent Street, Sadler Street, and Steele Street are proposed to extend as 18.0m local roads, from the existing termination points at the south property line, into a modified grid pattern through the Subject Lands. Street A serves as the primary east-west internal collector road and connects to Highway 6 in the approximate location of the existing vehicular access and is sized as 20m in accordance with applicable standards.

It is noted that Highway 6 where Street A is proposed to intersect, is a Provincial Road under the jurisdiction of the Ministry of Transportation Ontario (‘MTO’). The proposed Street A location assumes the extension of the connecting link following the Settlement Area Boundary Expansion (as discussed further in this Report).

The road network is efficiently designed to provide legal frontage to and enable development of the various blocks.

4.0 PROPOSED PLANNING APPLICATIONS

The following applications have been submitted under the Planning Act.

4.1 County of Wellington Official Plan Amendment

An amendment to the County of Wellington Official Plan ('COPA') is proposed to expand the Fergus Settlement Area Boundary to include the Subject Lands. Specifically, the COPA will amend the COP to:

- Add the Subject Lands to the "Primary Urban Centre" of Fergus and designate the Subject Lands "Designated Greenfield Area" on Schedule A and A1; and
- Redesignate the Subject Lands from "Prime Agricultural" to the "Primary Urban Centre" designation on Schedule B1 while maintaining the "Greenlands" and "Core Greenlands" designations.

4.2 Township of Centre Wellington Official Plan Amendment

An amendment to the Township of Centre Wellington Official Plan ('OPA') is proposed to expand the Fergus Settlement Area Boundary and apply land use designations that will facilitate urban development. Specifically, the OPA will amend the OP to:

- Add the Subject Lands to the "Urban Boundary" of Fergus and redesignate the Subject Lands to a combination of "Residential" and "Highway Commercial" on Schedule A-1, while extending the "Core Greenlands" designation to appropriately capture and protect the natural heritage feature.

4.3 Future Planning Applications

At this time, the COPA and OPA are the only Planning Act applications being advanced. Implementing Zoning By-law Amendment and Draft Plan of Subdivision applications are anticipated to be submitted in the future to facilitate the detailed development of the Subject Lands. These future applications have been considered and described throughout this report, and the draft instruments have been provided in addition to the preparation required technical studies in order to provide a comprehensive planning rationale for the Proposed Development.

4.3.1 Zoning By-law Amendment

The purpose of the future Zoning By-law Amendment ('Future ZBA') will be to rezone the Subject Lands from the Agricultural ("A") Zone to the following zones, as depicted in the attached Draft Zoning By-law Amendment, in order to facilitate appropriate urban development:

- Residential ("R2") Zone;
- Residential ("R3") Zone;
- Residential ("R4") Zone;
- Residential ("R6") Zone;
- Institutional ("IN") Zone; and

- Open Space Recreation ("OS") Zone.

It is expected that the Environmental Protection ("EP") Zone will remain in place in relation to the natural heritage feature, except for minor refinements as a result of environmental study.

4.3.2 Draft Plan of Subdivision

The future Draft Plan of Subdivision ('Future DPS') application will establish the proposed lot and block fabric, identify and extend the public road network, in order to facilitate a logical pattern of development. A total of 21 blocks are currently proposed for residential, institutional, commercial/mixed use, parks/trails, stormwater management, and natural heritage purposes. More generally, the Future DPS will function as the detailed planning instrument for establishing the framework for how land will be divided, how public streets and infrastructure will be extended, how development blocks will relate to one another, and how lands intended for public or community purposes will be identified and secured.

Through the Future DPS approval process, matters such as access, servicing, stormwater management, parkland, natural heritage protection, phasing, and conditions of development are reviewed and coordinated to ensure that the resulting community can be developed in an orderly, efficient, and appropriate manner.

5.0 TECHNICAL STUDIES

The Proposed Development is supported by the following technical reports.

5.1 Land Needs Assessment

A Land Needs Assessment ('LNA') was prepared by urbanMetrics Inc., dated August 2026, in support of the proposed Settlement Area Boundary Expansion. The LNA identifies that additional Community Area lands are required to accommodate Centre Wellington's projected housing needs to 2051, based on the Township and County's adopted 2051 population projection of approximately 58,200 residents.

Using the Province's Proposed Projection Methodology Guideline and the 2025 Ministry of Finance forecast for the Wellington Census Division (CD), the LNA identifies a residual greenfield land requirement of approximately 6,972 greenfield housing units, requiring approximately 581 gross hectares compared to an available supply of 391 to 410 hectares, resulting in a shortfall of approximately 171 to 191 hectares to 2051. The Proposed Development would add approximately 26.3 gross developable hectares of Community Area land and facilitate approximately 701 dwelling units, representing roughly 10% of the Township's identified greenfield housing need and approximately 14% to 15% of the identified land shortfall

5.2 Stage 1-2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was completed by AS&G Archaeological Consulting Inc., with the report dated July 2026.

The Stage 1 investigation identified archaeological potential based on the property's historical context and proximity to previously documented archaeological resources, necessitating a Stage 2 assessment. Stage 2 fieldwork included a combination of pedestrian survey and test-pit survey conducted in accordance with the Ministry of Citizenship and Multiculturalism's Standards and Guidelines for Consultant Archaeologists. Fourteen isolated Euro-Canadian findspots containing 15 artifacts were identified; however, none were determined to possess further Cultural Heritage Value or Interest ('CHVI'). No archaeological sites were identified, and the assessment concludes that no further archaeological investigations are required for the Subject Lands.

5.3 Geotechnical and Hydrogeological Investigation

A Geotechnical Investigation was prepared by GRIT Engineering Inc., dated July 2026, to evaluate subsurface and groundwater conditions for the Proposed Development. A Scoped Hydrogeological Investigation was prepared by Hydrogeology Consulting Services Inc., dated August 2026, to further evaluate and monitor groundwater conditions.

Subsurface conditions generally consist of topsoil overlying silt and sandy silt, underlain by sand and silty sand deposits, with localized silt till at depth. Soils are generally very loose to compact, with improved density at greater depths.

Groundwater was encountered within sandy deposits at depths of approximately 1.9 m to 5.6 m below grade and is expected to fluctuate seasonally.

The report concludes that the Subject Lands are suitable for the Proposed Development, subject to standard geotechnical measures, including removal of topsoil, subgrade preparation, groundwater management, and the use of conventional spread footings founded on native soils or engineered fill. No significant geotechnical constraints to development were identified, subject to implementation of the report's recommendations and oversight during construction.

5.4 Agricultural Impact and MDS Study

An Agricultural Impact Assessment ('AIA') was prepared by Clark Consulting Services, dated August 2026, to evaluate potential impacts of the proposed Urban Boundary Expansion and non-agricultural uses on the Agricultural system, and offer guidance for ways to avoid or mitigate impact to the same. The AIA was prepared to address relevant policy of the Provincial Planning Statement, 2024, including predominantly agricultural related criteria of Policy 2.3.2.1 necessary to evaluate a request for settlement area boundary expansion, and others. Further, the AIA evaluates relevant policies of the County OP and Township OP as they relate to agricultural lands.

The AIA notes that an expansion to the Fergus Settlement Area cannot realistically avoid prime-agricultural lands. The AIA analyzes the characteristics of the Subject Lands, and notes that they are of lower priority agricultural lands.

The AIA also undertakes an analysis of Minimum Distance Separation ('MDS'), to understand if the use of the Subject Lands for urban purposes is likely to create conflict with agricultural operations. The MDS calculations did not generate any encroachments.

5.5 Environmental Impact Assessment

An Environmental Impact Assessment ('EIA') was prepared by Beacon Environmental Ltd., dated August 2026, to characterize the natural heritage features and ecological functions on and adjacent to the Subject Lands, identify significant environmental resources and development constraints, and confirm appropriate development limits. The EIA assesses the potential impacts of the Proposed Development on the natural heritage features and recommends mitigative measures to avoid or minimize adverse impacts.

The EIA identified a portion of the Irvine Creek Provincially Significant Wetland (PSW), a significant woodland, headwater drainage features, and Black Ash habitat within the western portion of the property. Seasonal field investigations determined that these features can be protected through the establishment of a Natural Heritage System, including a 30 m buffer to the wetland and a 10 m buffer to the woodland. The 30 m buffer has been reflected on the Draft Plan of Subdivision, of which development is generally located outside of, except for a limited encroachment of the proposed stormwater management pond and outfall. As identified by the EIA, the design will be refined through detailed design to minimize disturbance, maintain wetland hydrology, and protect water quality.

The EIA demonstrates that the Proposed Development can proceed in conformity with the applicable natural heritage legislation, regulations and policies.

5.6 Tree Inventory and Arborist Report

An Arborist Report was prepared by Beacon Environmental Ltd., dated August 2026, which included a tree inventory undertaken on May 26, 2026 by a Certified Arborist, including all trees at least 10 cm in diameter at breast height on the Subject Lands and within 6 m. A total of 132 individual trees were tagged, 124 being located on the Subject Lands, 3 located on adjacent private properties, and 5 potential boundary trees. An additional approximately 70 trees were tallied by species and size class in tree groups. Several trees are proposed for removal to accommodate the Proposed Development, which is anticipated. Reasonable efforts are intended to be made through future detailed design processes, to preserve trees where possible. Appropriate compensation plantings are to be determined through consultation with the Township, which per Section J.4.2 of the Centre Wellington Development Manual (2024) is to be determined on a case-by-case basis.

The Arborist Report additionally provides recommendations for the appropriate timing and methodology for tree removals to minimize impacts on breeding birds and roosting bats.

5.7 Environmental Noise Study

A Noise Study was prepared by GRIT Engineering Inc., dated August 2026, to assess potential noise impacts from relevant sources of noise, including predominantly nearby roadways. All of the noise-sensitive dwelling properties contemplated by the Proposed Development were included in the analysis.

Subject to recommended measures, the Noise Study concludes that the Proposed Development can be designed to meet the applicable noise limit criteria for transportation noise sources. A number of typical criteria are recommended, including predominantly ventilation requirements for building design to accommodate central air conditioning, and warning clauses.

5.8 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report ('FSR') was prepared by SMD Consultants Inc., dated July 2026, to address the feasibility associated with providing municipal services to the Subject Lands. The FSR evaluates the availability of services including roads, sanitary sewers, storm sewers and watermains and provides a strategy for establishing stormwater management facilities. The FSR concludes that the functional design for water, storm and sanitary servicing conforms to the Township's design criteria, and offers a number of recommendations and conclusions for ensuring the Proposed Development is adequately serviced by the extension of existing infrastructure. The FSR confirms there is sufficient servicing capacity in the adjacent sanitary sewer and water distribution systems within neighboring lands to accommodate the proposed development. Capacity analysis of major existing municipal infrastructure such as collector sewers, water supply, treatment, storage and sewage treatment facilities are the subject of the Township's Water and Wastewater Master Plan.

5.9 Traffic Impact Study

A Transportation Impact Study ('TIS') was prepared by GHD Limited, dated August 2026, to evaluate the anticipated traffic generated by the development and its associated impacts on the surrounding transportation network, including nearby intersections and site access points.

The TIS considers two main scenarios in its analysis. In consultation with MTO, it is understood that while Highway 6 remains in its jurisdiction, a new public road access is not supported. Therefore, an analysis that excludes access to Highway 6 is prepared. However, if the Subject Lands should be included within the Settlement Area Boundary, the extension of the connecting link would download part of Highway 6 to the Township's jurisdiction, in which case access to Highway 6 would be potentially feasible. A second analysis in undertaken that assumes access to Highway 6 is provided. The TIS demonstrates that a new street access to Highway 6 is not necessary for the viability of the proposed development. However, it is expected that as part of the expansion to the Settlement Area Boundary, the proposed access to Highway 6 will be viable and desirable.

The TIS confirms that "the proposed development can be accommodated within the future transportation network and is supportable from a transportation perspective", and that the Proposed Development "does not trigger any additional site-specific transportation improvements beyond those already required to accommodate forecast background growth." It is expected that access will be provided via Highway 6; however, a sensitivity analysis confirms that it is not required to accommodate the Proposed Development.

5.10 Fiscal Impact Assessment

A Fiscal Impact Assessment ('FIA') was prepared by urbanMetrics Inc., dated August 7, 2026, to consider the financial viability of the proposed urban boundary expansion and Proposed Development. The financial viability was calculated using two methodologies, a direct comparison approach and relative comparison approach. In the direct comparison approach, the FIA compared the operating surplus against the projected capital replacement costs, and that the annual operating surplus would exceed annual replacement costs by $690,000 for the Township and $1.2 million for the County. On a relative basis, it is found that following the urban boundary expansion a higher percentage of revenues will be left over after operating costs are accounted for.

On both an absolute and relative approach, the Proposed Development is found to be financially viable. It is the findings of the FIA that the Proposed Development would have a positive impact on the finances of the Township of Centre Wellington and Wellington County.

6.0 POLICY AND REGULATORY FRAMEWORK

The following section provides analysis on the proposed development and planning applications with respect to applicable policy and regulatory documents.

6.1 Planning Act, R.S.O. 1990

The *Planning Act, R.S.O. 1990, c. P. 13* (the 'Planning Act') establishes the foundational legislative framework for land use planning in Ontario. The Planning Act also sets out matters of provincial interest in **Section 2**, which decision makers must have regard to when evaluating planning applications. Table 3 below provides an analysis of relevant matters of Provincial Interest as they relate to the Applications.

Table 3: Matters of Provincial Interest per Section 2 of the Planning Act.

Matters of Provincial Interest	Planning Analysis
(a) the protection of ecological systems, including natural areas, features and functions;	There is an existing Provincially Significant Wetland, significant woodland, headwater drainage features, and Black Ash habitat on the westernmost part of the Subject Lands. The Proposed Development is supported by an EIA that evaluates these features and the appropriate mitigative measures. The Applications will preserve the natural heritage features through the establishment of appropriate buffers to development, including establishing appropriate land use designations through the current COPA and OPAs and zones through the Future ZBA.
(b) the protection of the agricultural resources of the Province;	The Proposed Development will expand the Settlement Area of Fergus to encompass lands that have been historically used for agricultural purposes. Municipalities are required to plan to accommodate future population growth, including expansions to settlement areas to ensure sufficient land is available. An Agricultural Impact Study has been prepared to support the Applications, which details the basis for this expansion from an Agricultural land perspective, in the context of Provincial and local planning policy, including that the Fergus Settlement Area is surrounded on all sides by Prime Agricultural Lands, and that there are no reasonable alternatives to expand the settlement area which would avoid prime agricultural lands. Further, the Subject Lands are among the lower priority agricultural lands

Matters of Provincial Interest	Planning Analysis
	where expansion could and should occur, in order to best protect agricultural resources.
(c) the conservation and management of natural resources and the mineral resource base;	The Subject Lands have not been identified as having potential for natural resources or mineral resources.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	No cultural heritage assets have been identified on the Subject Lands, and a Stage 1-2 Archaeological Assessment has confirmed no artifacts of cultural heritage or interest are located on the Subject Lands and no further assessment of the project area is required.
(e) the supply, efficient use and conservation of energy and water;	The Proposed Development makes efficient use of servicing infrastructure, being that it is adjacent to the built boundary, and specifically the Strathlea/Bonaire Subdivision to the south has been designed with servicing capacity that anticipates development of the Subject Lands.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The Proposed Development has regard for efficient use of transportation, sewage and water services and is a logical extension of the adjacent built boundary, making use of the extension of existing infrastructure capacity in the Strathlea/Bonaire Subdivision. The existing systems can be adequately extended to service the Subject Lands. The Proposed Development is capable of integrating adequate communication and waste management systems.
(g) the minimization of waste;	The Proposed Development makes efficient use of developable lands and existing infrastructure, including the three (3) road stubs to the south and servicing connections, all of which has capacity to service the development and would otherwise be underutilized.
(h) the orderly development of safe and healthy communities;	The Proposed Development represents a logical and orderly progression of development and the built boundary in Fergus that supports safe and healthy communities. The Proposed Development is intended as a complete community including residential, institutional, commercial, and open space (park) uses, that are appropriately designed by

Matters of Provincial Interest	Planning Analysis
	way of the Future DPS to support a healthy community.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	All elements of the Proposed Development are intended to be accessible and meet relevant AODA or OBC standards. The Future DPS will propose a new public street network that is sized to municipal standards and can accommodate sidewalks. Further details will be refined through the design/implementation process.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The Proposed Development contemplates the establishment of a secondary school on a 4.96 ha block, as well as a new public park (0.82 ha) and trail system. The proposed mix of land uses will contribute directly to the adequate provision and distribution of educational and recreational facilities within the community. The School Block has been reserved in consultation with the Wellington Catholic District School Board and represents a significant public service facility that will support both future residents of the Proposed Development and the broader north Fergus growth area, and we understand is intended to also accommodate a childcare facility. The Subject Lands are also in proximity to existing community facilities within Fergus, and new residents will contribute to making efficient use of existing facilities.
(j) the adequate provision of a full range of housing, including affordable housing;	The concept DPS anticipates the provision of a wide range and diverse mix of housing opportunities, ranging from single-detached to apartment typologies, and including medium density uses. It is the Owner's intent that a substantive portion of the proposed residential units will be affordable, the details of which will be refined through future stages of development. The Proposed Development will facilitate a form of development that can logically contribute to an affordable housing product, including apartment typologies, or typologies that can accommodate additional dwelling units.

Matters of Provincial Interest	Planning Analysis
(k) the adequate provision of employment opportunities;	It is anticipated that the secondary school and commercial block will be employment-generators, and construction activity will contribute to employment opportunity on a temporary basis.
(l) the protection of the financial and economic well-being of the Province and its municipalities;	As demonstrated by the FIA prepared by urbanMetrics Inc., the urban boundary expansion is financially viable on an absolute and relative basis, and is expected to have positive impact on the finances of the Township of Centre Wellington and County of Wellington.
(m) the co-ordination of planning activities of public bodies;	The Owner has and continues to engage with all relevant public bodies including Township of Centre Wellington, County of Wellington, Grand River Conservation Authority, Wellington Catholic District School Board, and Ministry of Transportation.
(n) the resolution of planning conflicts involving public and private interests;	In addition to the public authorities which the Owner has actively engaged, it is anticipated that any planning resolutions with private interests will be pursued as needed. The Applications will be subject to review by the broader public (i.e. private interests).
(o) the protection of public health and safety;	It is not anticipated that the Proposed Development will create adverse public health and safety impacts. The Proposed Development is not located in proximity to hazardous lands, and has been subject to technical review/analysis, including a Traffic Impact Study and Noise Study. Final recommendations are to be incorporated into the detailed design process. Appropriate health and safety standards will be complied with throughout the development and construction process.
(p) the appropriate location of growth and development;	As demonstrated by the LNA, Centre Wellington requires additional land to accommodate future residential growth. It is our opinion that the Subject Lands are the appropriate location for growth and development. The Subject Lands will connect to existing infrastructure, including three (3) road stubs

Matters of Provincial Interest	Planning Analysis
	and servicing connections, with sufficient capacity that can be readily extended to service the Proposed Development. The cost-effectiveness of this approach is further demonstrated in the enclosed FIA. The Subject Lands are contiguous to the urban boundary and are among the lower-priority agricultural lands in the context of the Fergus Urban Boundary being surrounded by prime agricultural lands. As well, the Subject Lands are not constrained by MDS requirements as demonstrated by the AIA. Environmental impacts are to be appropriately avoided and mitigated. The Proposed Development has been evaluated with regard to traffic generation, and has been found to operate at acceptable levels, subject to identified road improvements for the surrounding road network. The appropriateness of the Subject Lands as a location for growth and development is further discussed throughout this report.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The Proposed Development is contemplated with a mix of typologies, including predominantly medium-density development, and higher-density typologies. The Proposed Development includes a mix of uses, including a school, childcare, and mixed use block, which are within walking distance to existing/proposed residents. On this basis, the Proposed Development will accommodate a density of development and mix of uses that promote walkability, is sustainable, and support the provision of potential future public transit.
(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;*	While the specific details of the built form will not be established until future detailed design stages, such as Site Plan Approval, the Proposed Development is capable of providing a well-designed built form that encourages a sense of place. The Future ZBA will propose to rezone the Subject Lands into base zones in the Township Zoning By-law, which have been designed to permit desirable built form. The

Matters of Provincial Interest	Planning Analysis
	blocks which interface with the Strathlea/Bonaire subdivision are proposed to have a zone pattern that mirrors the existing zoning, ensuring compatible built form permissions. The future DPS will seek to establish blocks that have been sized so as to accommodate an appropriate built form. Public spaces, including the proposed public park block, are to be provided, and additional spaces for gathering or recreation are anticipated throughout the development.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The Proposed Development will accommodate a density of development and mix of uses that will promote walkability, mitigating the need to rely on single occupant vehicle trips.

In addition to the matters of provincial interest set out in Section 2 of the *Planning Act*, Section 51(24) establishes the criteria to which approval authorities must have regard when considering a draft plan of subdivision. These criteria address matters such as conformity with applicable official plans, the suitability of the lands for subdivision, the adequacy of roads, services and utilities, protection of natural resources, compatibility with surrounding uses, and whether the subdivision is premature or in the public interest. While a draft plan of subdivision application has not been submitted at this time, the following table provides an assessment of the Proposed Development against the applicable draft plan of subdivision criteria in anticipation of the Future DPS submission (Table 4).

Table 4: Criteria for which regard shall be had, as per Section 51(24) of the Planning Act.

Draft Plan of Subdivision Criteria	Planning Analysis
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	Evaluated in Table 3.
(b) whether the proposed subdivision is premature or in the public interest;	The enclosed LNA identifies that there is a need for urban boundary expansion within the planning horizon to accommodate residential growth. Further, there are no immediate constraints to the development of the land, which is adjacent to existing road stub and servicing connections to the south, which anticipate development. On this basis, the subdivision is not premature and is in the public interest, responding to a need for residential lands within the appropriate

Draft Plan of Subdivision Criteria	Planning Analysis
	planning horizon timeframe and on lands appropriate to accommodate urban development.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The Proposed Development will conform with the COP and OP, following amendment for inclusion in the Urban Boundary and redesignation. The Proposed Development responds appropriately to the adjacent Strathlea/Bonaire Subdivision to the south, making use of the road and servicing infrastructure that was previously established in contemplation of the Proposed Development. Additionally, the concept plan proposes to match the lot fabric of the abutting residential uses of the Strathlea/Bonaire Subdivision, which are generally a mix of single-detached and street townhouse dwellings.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The Subject Lands are suitable for the proposed residential, commercial, and institutional uses. The lands can be readily connected to servicing and infrastructure connection points and have not been identified to have development constraints as per the various technical studies as summarized in this report.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	It is the Owner's intent that a substantive portion of the proposed residential units will be affordable, the details of which will be refined through future stages of development. The Proposed Development is capable of supporting a more affordable housing supply, including typologies that are generally more affordable, and typologies that can support additional dwelling units.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	As depicted on the concept plan, the Proposed Development would include a number of new municipal roads, linked in an appropriate and logical fashion to the existing road stubs to the south as well as Highway 6 to the east.
(f) the dimensions and shapes of the proposed lots;	The concept plan generally allows for reasonable flexibility, and it is anticipated that each block is sized and located to be capable

Draft Plan of Subdivision Criteria	Planning Analysis
	of facilitating the intended form(s) of development.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	As reviewed in detail by the various technical studies supporting this application, there are no restrictions to the erection of buildings and structures within the parameters of the concept plan. Appropriate buffers from the natural heritage feature will be adhered to.
(h) conservation of natural resources and flood control;	The EIA prepared by Beacon Environmental Ltd. assesses the potential impacts of the Proposed Development on the natural heritage features and recommends appropriate mitigative measures. The natural heritage block, and the 30 m buffer from it are generally reserved from development, except for limited grading encroachments. The FSR prepared by SMD provides a stormwater management strategy to mitigate flooding risks.
(i) the adequacy of utilities and municipal services;	The FSR prepared by SMD concludes that the functional design for water, storm and sanitary servicing conforms to the Township's design criteria and there is sufficient servicing capacity in the adjacent sanitary sewer and water distribution systems within neighboring lands to accommodate the Proposed Development.
(j) the adequacy of school sites;	The Proposed Development contemplates the inclusion of a 4.96-hectare secondary school site, which has been reserved through discussions with the Wellington Catholic District School Board. The School Block will support the planned residential growth within the Proposed Development and the broader area by providing a location for future educational facilities within the community. Additionally, the Proposed Development will be served by existing schools in the area.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	A new public park and trail block are proposed to be dedicated to the Township.
(l) the extent to which the plan's design optimizes the available supply, means of	The Proposed Development is contemplated to be generally higher density and compact

Draft Plan of Subdivision Criteria	Planning Analysis
supplying, efficient use and conservation of energy; and	and thus is likely to result in generally more energy-efficient forms of development.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.	It is anticipated that higher density blocks identified through the current concept plan will be subject to site plan control, which will appropriately regulate the technical aspects of development on a site-specific basis.

6.2 Provincial Planning Statement (2024)

On August 20, 2024, the Ministry of Municipal Affairs and Housing issued the Provincial Planning Statement, 2024 ('PPS 2024'), effective October 20, 2024. The PPS 2024 is a policy statement issued under Section 3 of the Planning Act and it "provides policy direction on matters of provincial interest related to land use planning and development" in order to ensure efficient, cost-effective development and the protection of resources. Decisions regarding land use planning must be consistent with the PPS 2024.

The PPS 2024 is to be read in its entirety with all relevant policies being considered. The following provides a summary and analysis of the relevant policies of the PPS 2024 to the Proposed Development.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.

2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.

3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and

b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

5. Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.

6. 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, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Planning Analysis

The Proposed Development contributes to the creation of a complete community, which incorporates a wide range and diverse mix of housing options and mix of land uses. The Proposed Development contemplates single detached dwellings, various townhouse forms, and apartment typologies, thereby providing opportunities for a broader range of household sizes, incomes, and preferences than would be achieved through a conventional lower-density subdivision. Dwellings can also be designed so as to readily accommodate additional dwelling units. The inclusion of a secondary school block, mixed-use/commercial block, public park, stormwater management areas, and extensions to the public road and trail network further supports the creation of a complete community by integrating residential development with educational facilities, neighbourhood-serving commercial opportunities, recreation, open space, and active transportation connections.

The proposed mix of uses and compact urban form will support walkability, access to local services and public spaces, and opportunities for social interaction. Detailed matters relating to accessibility, site design, landscaping, pedestrian circulation, and public realm design will be further addressed through the Future DPS and future site plan approval processes, as applicable.

The PPS 2024 directs municipalities to ensure sufficient land is available to meet projected land needs, for up to the next 30 years. Population forecasts to inform land needs, as guided by the PPS shall be based on Ontario Population Projections published by the Ministry of Finance, which may be modified. The PPS does allow municipalities to rely on previously issued population forecasts for land use planning, which is understood to be a transitional measure to ensure ongoing planning work is not disrupted by a fundamental change in policy direction. It is therefore appropriate to base population projections as per Policy 2.1.1. The LNA prepared by urbanMetrics Inc. determined that Centre Wellington requires additional urban land to accommodate projected population growth, and that there is a current shortfall of between 171 and 191 ha of greenfield land required over the planning horizon to 2051. The Proposed Development contributes to accommodating projected growth in the regional market area.

2.2 Housing

1. 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:

> *a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
>
> *b) permitting and facilitating:*
>
> > *1. all housing options required to meet the social, health, economic and well-being 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.*

Planning Analysis

The Proposed Development provides for an appropriate range and mix of housing options and densities to help meet the projected needs of current and future residents, and will exceed the minimum greenfield density established by the Township and County. The Future DPS contemplates a broad range of housing forms, including single detached dwellings, street townhouses, stacked townhouses, back-to-back townhouses, and apartment typologies. This range of housing forms will support a more diverse residential community than a conventional

lower-density subdivision and will provide opportunities for households with varying needs, preferences, sizes, and income levels. It is the Owner's intent that a substantive portion of the proposed residential units will be affordable, the details of which will be refined through future stages of development. Certain typologies can also support and accommodate potential additional dwelling units, further contributing to the broad range of housing opportunity.

The proposed housing mix also promotes the efficient use of land, resources, infrastructure, and public service facilities. The Subject Lands are located immediately adjacent to the existing Fergus Settlement Area and are positioned to make use of the road, servicing, and pedestrian connections that were established through the Strathlea/Bonaire Subdivision to the south. By extending this existing urban structure and introducing a range of medium- and higher-density housing forms, the Proposed Development represents an efficient and logical form of greenfield development that will assist in accommodating forecasted growth while making effective use of existing and planned municipal infrastructure.

The layout of the Proposed Development further supports active transportation and community connectivity through the continuation of the public road network, integration with existing road stubs, and provision for pedestrian and trail connections. The inclusion of a mixed-use/commercial block, public park, and secondary school block within the community will ensure a mix of uses to accommodate daily needs, are in proximity to existing future residents, supporting reduced vehicle dependence and contributing to a complete and walkable neighbourhood.

Although the detailed tenure, affordability, and final unit composition will be confirmed through subsequent development stages, the range of proposed housing typologies provides a strong basis for accommodating a broader spectrum of housing needs, including more attainable forms of housing relative to traditional greenfield development. On this basis, the Proposed Development is consistent with the housing policies of the PPS 2024 by facilitating a diverse mix of housing options and densities, supporting efficient use of land and infrastructure, and contributing to the long-term housing supply within Centre Wellington and Wellington County.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) optimize existing and planned infrastructure and public service facilities;

c) support active transportation;

d) are transit-supportive, as appropriate; and

e) are freight-supportive.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

Planning Analysis

The Applications propose to expand the Fergus Settlement Area to include the Subject Lands, which will then appropriately allow the Subject Lands to accommodate growth and development, consistent with the PPS 2024. The Subject Lands are contiguous with the existing urban boundary and immediately abut the Strathlea/Bonaire Subdivision to the south, which was designed with road, servicing, and pedestrian connections that terminate at the Subject Lands. Accordingly, the Proposed Development represents a phased, logical and orderly extension of the existing settlement area structure that has previously been planned, approved and built.

The proposed land use pattern is based on a compact mix of integrated residential, institutional, commercial, and open space uses. The concept plan includes a range of housing forms and densities, including single detached dwellings, street townhouses, stacked townhouses, back-to-back townhouses, and apartment typologies, together with a secondary school block, mixed-use/commercial block, and public park. The School Block provides an important public service facility within the settlement area expansion and supports the creation of a complete community by locating educational infrastructure within the planned neighbourhood structure. This mix of uses and densities will support the efficient use of land and resources while contributing to the development of a complete community within the expanded settlement area.

The Proposed Development also optimizes existing and planned infrastructure and public service facilities by making use of the established road stubs, servicing stubs, and pedestrian connections from the Strathlea/Bonaire Subdivision that terminate at the Subject Lands. The continuation of Vincent Street, Sadler Street, Steele Street, and the broader internal road network will provide a connected transportation framework, while the proposed trail and pedestrian connections will support active transportation and neighbourhood connectivity. The inclusion of the School Block and park/trail network further coordinates growth with public service facilities and recreational amenities, ensuring that educational and community-serving uses are planned alongside residential growth.

The Proposed Development is adjacent to the built boundary and therefore represents orderly development that is an appropriate next phase of growth for the Township of Centre Wellington and Fergus. On this basis, the Proposed Development is consistent with the PPS 2024 policies for settlement areas by logically focusing growth on lands proposed to be within the Fergus Settlement Area Boundary, promoting compact and efficient land use, supporting active transportation, and coordinating development with infrastructure and public service facilities.

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

Table 5: PPS 2024 criteria for Settlement Area Boundary Expansion analysis.

PPS Policy 2.3.2.1. Settlement Area Boundary Expansion Criteria	**Planning Analysis**
a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;	The LNA prepared by urbanMetrics Inc has confirmed a need for additional designated land to accommodate an appropriate range and mix of land uses. Centre Wellington has a current shortfall of 171 to 191 hectares of greenfield land required to accommodate growth. The Applications propose to expand the Fergus Settlement Area Boundary to include the Subject Lands, which contributes 29.3 ha of land required to meet the 171-191 ha shortfall (subject to potential exclusions of non-developable land).
b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;	The FSR prepared by SMD concludes that the functional design for water, storm and sanitary servicing conforms to the Township's design criteria and there is sufficient servicing capacity in the adjacent sanitary sewer and water distribution systems within neighboring lands to accommodate the Proposed Development.
c) whether the applicable lands comprise specialty crop areas;	The Subject Lands do not comprise a Specialty Crop Area. Only two such areas have been designated in the Province: the Holland Marsh and the Niagara Peninsula Tender Fruit and Grape Lands.
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	As demonstrated by the AIA, the Subject Lands are among the lower priority of agricultural lands in consideration of reasonable alternatives for accommodating the required Settlement Area Boundary Expansion to meet the Township's need. The AIA also notes that avoidance of prime

PPS Policy 2.3.2.1. Settlement Area Boundary Expansion Criteria	Planning Analysis
	agricultural lands is not possible when considering an expansion to the Fergus Settlement Area.
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;	The Subject Lands are compliant with the minimum distance separation requirements, as confirmed by the AIA.
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and	The AIA offered several recommendations to mitigate impacts on the agricultural system, including appropriate phasing, preparation of additional technical analysis, that pollutants be managed, and detailed site planning comments.
g) the new or expanded settlement area provides for the phased progression of urban development.	The proposed expansion provides for the phased progression of urban development by extending the existing built-up area of Fergus in a logical and contiguous manner. The Subject Lands directly abut the existing Fergus Settlement Area and the Strathlea/Bonaire Subdivision to the south, which was planned to accommodate urban development of the Subject Lands, including road, pedestrian, and servicing connections terminating at the Subject Lands. The Proposed Development can therefore proceed as an orderly extension of existing municipal infrastructure, with future phases coordinated through the Future DPS, detailed engineering design, and subdivision agreement process. The Proposed Development itself has been designed in a manner which allow for orderly, phased development if necessary.

Planning Analysis

The Applications propose expansion to the Fergus Settlement Area Boundary to include the Subject Lands. The Applications are consistent with Policy 2.3.2.1 of the PPS 2024, which establishes seven criteria for evaluation of such requests. Importantly, as demonstrated by the LNA prepared by urbanMetrics Inc., there is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, including residential land uses. Specifically, in Centre Wellington there is between a 171-191 ha shortfall of greenfield lands to accommodate residential growth. The Applications would reduce that shortfall by approximately 29.3 ha (subject to possible reductions for non-developable land).

The LNA establishes that there is a need to accommodate additional urban lands to accommodate residential growth in Centre Wellington, which is critical to assessing the appropriateness of a settlement area boundary expansion. The remaining six criteria require consideration of matters that ensure the location of settlement areas and expansions are appropriately planned for, if there is an identified need for a new or expanded settlement area. This includes preservation of agricultural lands where possible, such as avoiding specialty crop areas, avoiding prime agricultural lands if possible, and consideration of reasonable alternatives of a lower priority of agriculture, in addition to ensuring no conflict between the use of agricultural lands and proposed urban land use through consideration of minimum distance separation. The relevant agricultural criteria have been considered and evaluated by the AIA, and the Subject Lands are considered appropriate to accommodate the expanded settlement area.

The final two criteria relate to ensuring phased progression of development can be accommodated, and an evaluation of infrastructure and public service facilities. The Subject Lands are contiguous with the current built boundary of Fergus, and will utilize existing infrastructure that has been historically planned to extend urban development north to include the Subject Lands. That includes the extension of roads, servicing, and trail connections that currently terminate at the subject lands. The Proposed Development will be on full municipal services. Further, the Proposed Development will accommodate 4.96 ha of public service facilities in the form of a new planned school and childcare centre, which has been coordinated with the Wellington Catholic District School Board.

The proposed expansion to the Fergus Settlement Area to include the Subject Lands, is consistent with Policy 2.3.2.1 of the PPS 2024.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

> *a) support the achievement of compact, transit-supportive, and complete communities;*
>
> *b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
>
> *c) support energy conservation and efficiency;*
>
> *d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
>
> *e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Planning Analysis

The Proposed Development is consistent with PPS 2024 policies related to energy conservation, air quality, and climate change, by advancing a compact and complete community form. The proposed mix of generally higher residential densities will make more efficient use of land and infrastructure than a conventional lower-density subdivision. The inclusion of a mixed-

use/commercial block, public park, secondary school block, stormwater management areas, and trail connections will also help reduce reliance on private vehicles by placing housing in proximity to local services, educational facilities, recreation, and active transportation opportunities.

While specific building-level sustainability measures will be determined through subsequent detailed design and development approvals, the overall land use pattern is supportive of energy conservation and greenhouse gas reduction by promoting compact development, efficient infrastructure use, active transportation, and the integration of green infrastructure and open space. On this basis, the Proposed Development is consistent with the PPS 2024 policies for energy conservation, air quality, and climate change.

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

1. 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, which may be demonstrated through asset management planning;*
>
> *b) leverage the capacity of development proponents, where appropriate; and*
>
> *c) are available to meet current and projected needs.*

2. Before consideration is given to developing new infrastructure and public service facilities:

> *a) the use of existing infrastructure and public service facilities should be optimized; and*
>
> *b) opportunities for adaptive re-use should be considered, wherever feasible.*

5. Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form.

Planning Analysis

The Applications are coordinated with applications being advanced by WCDSB for the establishment of a new secondary school. The proposed school block is planned to accommodate current and projected needs for the area. The Applications would ensure that the proposed school and childcare facility are integrated within, and are a part of the settlement area.

3.2 Transportation Systems

1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.

2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

3. As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.

Planning Analysis

The Subject Lands directly abut the Strathlea/Bonaire Subdivision to the south, which was planned with road stubs, pedestrian connections, and below-grade servicing connections terminating at the Subject Lands in anticipation of future development. The Proposed Development will make efficient use of this existing infrastructure investments by extending the public road network and municipal servicing framework northward in a logical and cost-effective manner. This extension of servicing will be appropriately coordinated with the WCDSB to ensure the School Block is supported by suitable access, servicing, and infrastructure as part of the broader subdivision design.

The proposed road layout contemplated by the draft plan of subdivision is logical, efficient, and safe. The proposed road network anticipates connection to the broader transportation system at 4 locations, including possible connection to Highway 6, and extension of Vincent Street, Sadler Street, and Steele Street.

3.5 Land Use Compatibility

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Planning Analysis

The Subject Lands are not proximate to any identified major facilities. Notwithstanding this, the Applications are supported by a Noise Study, which finds that the Proposed Development can be developed to meet applicable noise criteria for nearby transportation sources of noise, subject to common mitigation measures.

3.6 Sewage, Water and Stormwater

1. 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 and existing private communal sewage services and private communal water services;

b) ensure that these services are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;

2. is feasible and financially viable over their life cycle;

3. protects human health and safety, and the natural environment, including the quality and quantity of water; and

4. aligns with comprehensive municipal planning for these services, where applicable.

c) promote water and energy conservation and efficiency;

d) integrate servicing and land use considerations at all stages of the planning process;

e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and

f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

8. Planning for stormwater management shall:

a) 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;

b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

c) minimize erosion and changes in water balance including through the use of green infrastructure;

d) mitigate risks to human health, safety, property and the environment;

e) maximize the extent and function of vegetative and pervious surfaces;

f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and

g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Planning Analysis

The Subject Lands will be on full municipal services, which is the preferred form of servicing. There are existing servicing connections that terminate at the Subject Lands to the south, in anticipation of the development of the Subject Lands. A new stormwater management pond is proposed on the northwest portion of the Subject Lands, and will control quantity and quality for stormwater. A FSR was prepared in support of the Proposed Development, which confirms that the functional design for water, storm and sanitary servicing conforms to the Township's design criteria and sufficient servicing capacity in the adjacent sanitary sewer and water distribution systems within neighboring lands to accommodate the Proposed Development.

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:

> *a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
>
> *b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
>
> *c) providing opportunities for public access to shorelines; and*
>
> *d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

Planning Analysis

The Proposed Development includes a new public park that is 0.82 ha in size, as well as an extension to an existing trail system. The proposed park is located with frontage along proposed new Street A, and will be accessible. The Subject Lands are additionally located near to existing parks such as Ryan Park to the south.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Planning Analysis

The Proposed Development is consistent with the natural heritage policies of the PPS 2024. As identified in the EIA prepared by Beacon Environmental Ltd., the western portion of the Subject

Lands contains a portion of the Irvine Creek Provincially Significant Wetland, a significant woodland, headwater drainage features, and Black Ash habitat. These features have been evaluated through seasonal field investigations and are proposed to be protected through the establishment of a Natural Heritage System, including appropriate development limits, natural heritage blocks, and buffers.

The Draft Plan of Subdivision reflects the EIA recommendations by generally locating development outside of the identified natural heritage features and their associated buffers, including a 30 m buffer to the wetland and a 10 m buffer to the woodland. Limited encroachment associated with the proposed stormwater management pond and outfall is anticipated to be refined through detailed design, with the objective of minimizing disturbance, maintaining wetland hydrology, protecting water quality, and ensuring that the ecological function of the natural heritage system is not negatively impacted.

The Proposed Development will also be subject to the mitigation, compensation, and implementation measures recommended by the EIA, including measures to protect natural heritage features during detailed design and construction. Through the proposed land use designations, future ZBA, Future DPS, and implementation of the EIA recommendations, the natural features and ecological functions on the Subject Lands will be protected for the long term. On this basis, the Proposed Development maintains the diversity and connectivity of natural features and is consistent with Section 4.1 of the PPS 2024.

4.3 Agriculture

4.3.4 Removal of Land from Prime Agricultural Areas

1. Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.

Planning Analysis

The Subject Lands are comprised partially of prime agricultural land. The proposed expansion of the settlement area to encompass the Subject Lands has been reviewed in relation to the criteria in policy 2.3.2, and is appropriate.

4.6 Cultural Heritage and Archaeology

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Planning Analysis

Through Stage 1 and 2 Archaeological Assessment, the Subject Lands have been determined to not possess artifacts of cultural heritage value or interest.

6.2 Coordination

4. Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.

Planning Analysis

WCDSB has entered into an agreement with the landowner to develop approximately 4.96 ha of the Subject Lands for a new secondary school and childcare facility, in order to meet current and future needs. The PPS 2024 directs that planning authorities, including Centre Wellington, shall collaborate to facilitate planning for schools and childcare facilities.

6.3 County of Wellington Official Plan

The County of Wellington Official Plan (the 'COP') was adopted by Wellington County Council on September 24, 1998, and came into effect on May 6, 1999. The COP has been periodically updated, including Official Plan Amendment 126 ('OPA 126') which was adopted on April 24, 2025. The latest consolidated text of the COP is dated December 2025.

OPA 126 was adopted on April 24, 2025 as part of the County of Wellington's Municipal Comprehensive Review ('MCR'), and was approved by the Ministry of Municipal Affairs and Housing, with modifications, on November 18, 2025. OPA 126 in part had the effect of adding 326 hectares of land into settlement areas, in order to accommodate the growth projected by the County's Land Needs Assessment. The Applicant made multiple submissions as part of the County's MCR process, requesting to be included within the settlement area, but was not included in the 326 ha of land that was added to the urban boundary.

The COP is intended to "give direction over the next 20 to 30 years, to the physical development of the County, its local municipalities and to the long-term protection of County resources."

The Subject Lands are designated as "Prime Agricultural Areas" and are adjacent to, but not within, the Centre Wellington (Fergus) Settlement Area (Figure 5). The proposed COPA seeks to include the Subject Lands within the "Primary Urban Centre" of Centre Wellington as a "Designated Greenfield Area". The applicable sections of the COP are analyzed below. The Strathlea/Bonaire subdivision lands to the immediate south of the Subject Lands are designated "Designated Greenfield Area". However, these lands have now been developed and would be expected to be redesignated to "Delineated Built-Up Area" when the next COP schedule update is performed.

Figure 5: COP Schedule A1 – County Growth Structure. Subject Lands outlined in red.

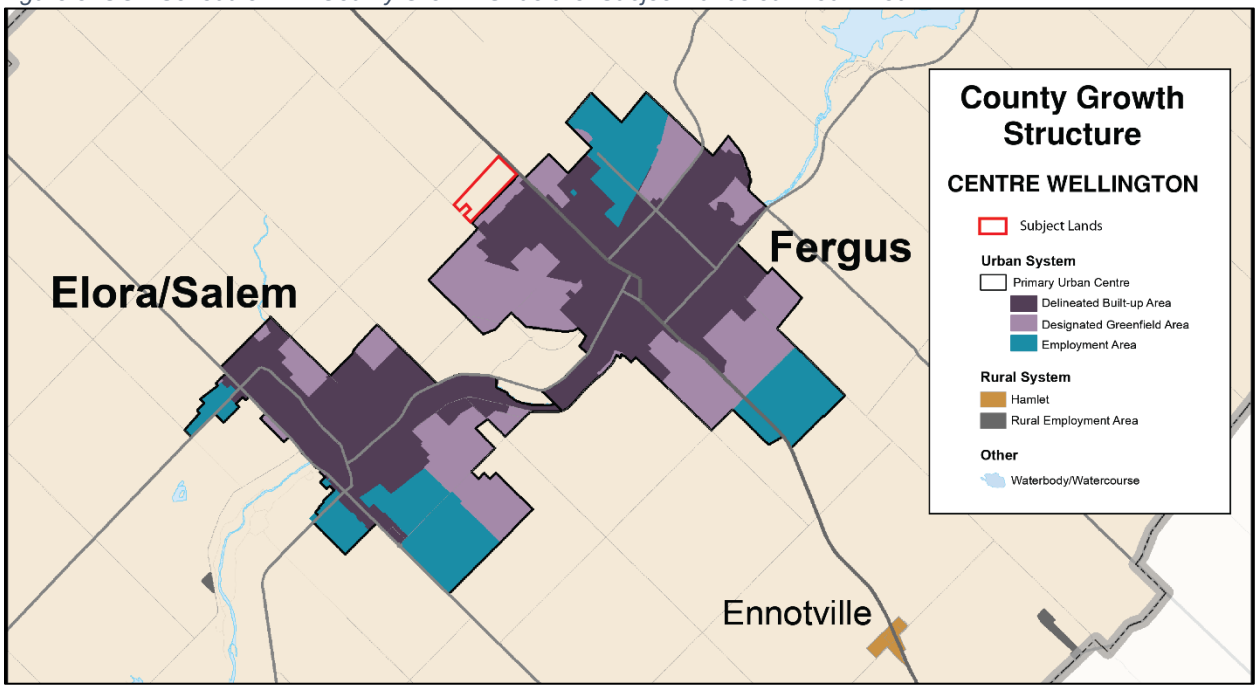


Figure 6: COP Schedule B1 – Land Use. Subject Lands outlined in red.

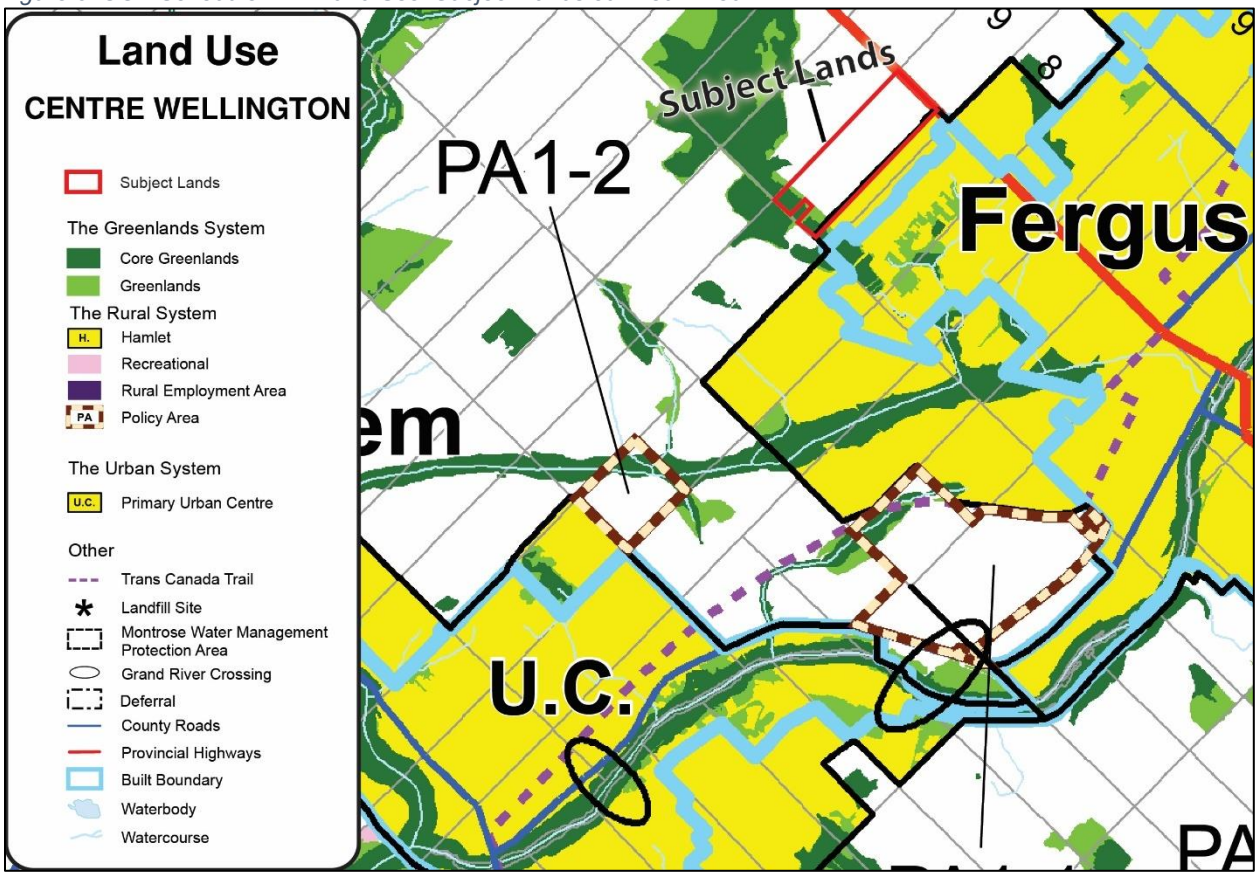


Figure 7: COP Schedule C1 – Sourcewater Protection. Subject Lands outlined in red.

Part 3 Wellington Growth Strategy

3.1 General Strategy

Wellington County will grow from approximately 100,800 people in 2021 to approximately 160,000 people in 2051. Wellington will plan for new housing, commerce, employment and services for about 59,000 new residents.

As a general strategy, Wellington will encourage development patterns which:

- *are cost efficient*
- *are environmentally sound*
- *are compatible with existing uses*
- *maintain small town character*
- *maintain resource land*
- *provide access to community services and facilities*

To achieve the general growth strategy Wellington will encourage a greater share of the County's growth to locate in the urban system than has been the norm. New multiple lots or units for residential development will be directed to primary urban centres, secondary urban centres and hamlets, and may be allowed in site-specific locations with existing approved zoning or designation that permits this type of development. The priorities for directing growth will be as follows:

1. *the majority of growth will be directed to primary urban centres that offer municipal water services and municipal sewage services.*
2. *growth will be limited in primary urban centres, secondary urban centres and hamlets that offer partial, private communal or individual on-site services.*
3. *to a lesser extent, growth will also be directed to secondary agricultural areas.*

3.2 Projected Growth

Table 1 shows, on a County Wide basis, the projections for population, households and employment expected for Wellington over 30 years. This forecast is based on a county population and household forecast prepared by Watson and Associates Economists Ltd. and will be used by all municipalities and government agencies in planning for growth and growth-related facilities.

The forecast anticipates that 89% of population growth in Wellington County will take place in 12 primary urban centres. The remainder will largely be directed mainly to 2 secondary urban centres, hamlets and secondary agricultural areas.

3.3 Guiding Growth

Wellington has the following objectives for growth:

- *to encourage efficient cost effective development patterns;*

• to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems to support the achievement of complete communities through a more compact built form;

• to encourage growth in primary and secondary urban centres;

• to identify and promote opportunities for growth in the built up areas of primary urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;

• to encourage more efficient use of land through increased densities in designated greenfield areas of primary and secondary urban centres;

• to identify areas outside of prime agricultural areas as a location for limited rural growth opportunities;

• to maintain a healthy balance between jobs and housing in order to reduce the need for long-distance commuting, and increase the modal share of walking and cycling, where appropriate;

• to provide choice for residents and businesses by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space;

• to encourage mixed-use and pedestrian-friendly development in appropriate locations;

• to prohibit the establishment of new settlement areas;

• to support a culture of conservation, including water, energy and cultural heritage conservation, air quality protection and integrated waste management;

• to support the achievement of complete communities in primary and secondary urban centres and hamlets; and

• to establish and implement phasing policies, where appropriate, to ensure that development within designated greenfield areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

3.3.1 Targets

Residential Intensification:

By the year 2015 and for each year thereafter, a minimum of 15 percent of all residential development occurring annually will be within the built-up area. Local municipalities are encouraged to exceed the minimum target and the Township of Centre Wellington and Township of Wellington North are encouraged to exceed a minimum target of 20 percent.

Greenfield Density:

The designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare. All local municipalities are encouraged to exceed the overall minimum density target, and the Township of Centre Wellington is

encouraged to exceed an overall minimum density target of not less than 52 residents and jobs per hectare.

Lands added to the designated greenfield area of Fergus through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 56 residents and jobs per hectare.

Lands added to the designated greenfield area of Elora-Salem through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 53 people and jobs per hectare."

3.4 Servicing Growth

Wellington will provide for the efficient and environmentally sound use of land by encouraging full municipal water and waste water services for new development. Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas. Existing development and development commitments based on individual on-site services may be recognized and, if proven adequate, may continue. Development commitments may include lands designated or zoned for development or with approved subdivisions.

3.5 Allocating Growth

The location of growth in Wellington will be influenced by a number of factors including:

- *market forces*
- *available land and services*
- *planning policies*

Wellington will use planning policies to influence a change in past development patterns. A greater share of growth will be forecast for primary urban centres than has been experienced in the past. Land will be set aside in primary urban centres to accommodate growth and the policies of this Plan will encourage municipal or communal services.

The allocation of growth to local municipalities is shown on Table 2 to 8. All municipalities will not grow at the same rate.

In determining the rate for each local municipality, County Council considered:

- *its' desire to encourage urban growth*
- *its' desire to protect resource land*
- *the historic rate of local growth*
- *available land and services*

Due to the difficulty in forecasting growth for small areas, secondary urban centres and hamlets are not assigned specific forecasts but are part of the residual municipal forecasts after primary urban centres are calculated.

Table 1 WELLINGTON COUNTY
Projected Growth in Wellington County to 2051

	2021	2051
Total Population[1]	100,800	160,000
% of Population in Primary Urban Centres	53	66
Households	36,060	57,940
Total Employment[2]	43,000	70,000

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment.

Table 2 TOWNSHIP OF CENTRE WELLINGTON
Projected Growth in Wellington County to 2051

	2021	2051
Centre Wellington		
Total Population[1]	34,100	58,200
Households	12,810	22,130
Total Employment[2]	12,200	25,100
Elora-Salem		
Total Population[1]	7,800	14,100
Households	2,960	5,280
Fergus		
Total Population[1]	19,100	36,300
Households	7,320	14,080
Outside Primary Urban Centres		
Total Population[1]	7,200	7,800
Households	2,530	2,770

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Planning Analysis

Section 3 outlines the County of Wellington's strategy for accommodating growth to 2051. The majority of growth is to be directed to Primary Urban Centres, and primarily where municipal water and wastewater can be provided. In particular, the policy indicates that a greater share of growth will be directed to Primary Urban Centres than has been the done in the past. Section 3 further outlines a strategy for growth in the greenfield areas of the County, including minimum density objectives that the Proposed Development will exceed. Further, Section 3 outlines the goals for intensification. The COP goes on to allocate growth to the various municipalities, including Fergus which is projected to grow to a total population of over 36,000 by 2051.

The LNA prepared by urbanMetrics Inc., responds to the COP Growth Strategy. The LNA finds that there is insufficient land in Centre Wellington to accommodate projected growth to 2051, and that there is a shortfall of approximately 171 to 191 hectares of available greenfield land to 2051. Therefore, in order to accommodate projected growth, new or expanded settlement areas are required. The Applications propose an expansion to the Fergus Settlement Area to accommodate greenfield development, consistent with the objectives of Section 3 of the COP.

4.4 Housing

4.4.1 Supply

The County will ensure that residential growth can be accommodated for a minimum of 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

The County will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

4.4.2 Variety

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.

4.4.3 Residential Intensification

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:

> *a) supporting increased densities in newly developing designated greenfield areas with a broader mix of housing types than has been the norm in small towns;*

4.4.4 Greenfield Housing

In designated greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

> *a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
>
> *b) require new developments to achieve densities which promote the overall designated greenfield areas density target of a minimum of 40 persons and jobs per hectare and specifically:*
>
> > *i) attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
> >
> > *ii) somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
> >
> > *iv) encourage the introduction of medium density housing types in new subdivisions and other designated greenfield areas.*

Planning Analysis

The Proposed Development conforms to the housing policies of Section 4.4 of the COP by providing for a wide range and diverse mix of housing types, at a density that is beyond the

minimum requirements for greenfield housing. The residential component of the Proposed Development is anticipated to achieve a gross density of approximately 24 units per gross hectare (including natural heritage and school block), which is above the 16 units per gross hectare requirement, and introduces a range of medium density housing types including street townhouses, stacked townhouses, back-to-back townhouses, and apartment forms.

4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets

4.8.1 General

The County wishes to encourage growth to occur in primary urban centres, secondary urban centres and hamlets. The build out and eventual expansion of primary urban centres is therefore a logical outcome of this policy direction. Secondary urban centres and hamlets are expected to be built out with only modest expansions allowed.

4.8.2 Primary Urban Centre Expansion Criteria

A primary urban centre expansion may only occur where it has been demonstrated that:

Table 6: COP Primary Urban Centre Expansion Criteria and analysis.

COP Policy 4.8.2. Settlement Area Boundary Expansion Criteria	**Planning Analysis**
a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available; *i) within the County of Wellington; and* *ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality;*	The LNA prepared by urbanMetrics Inc. has confirmed a need for additional designated land to accommodate an appropriate range and mix of land uses. Population forecasts cannot be wholly accommodated through designated greenfield areas and/or intensification opportunities. There is a deficiency of between 171 and 191 ha to meet the required need.
b) the expansion makes available sufficient lands for a time horizon not exceeding the year 2051, based on the analysis provided for in a);	Current PPS 2024 direction provides for up to a 30-year planning horizon for the purpose of determining sufficient lands, however the LNA has been prepared with a 2051 planning horizon to be conservative (25 years from the time of this report). The LNA confirms that the current land supply available to accommodate growth to 2051 is between 171 and 191 ha deficient.
c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets set out in Section 3.3.1, the	As per the LNA, it is identified that the expansion of the Settlement Area is necessary even if intensification targets are reached as per Section 3.3.1

COP Policy 4.8.2. Settlement Area Boundary Expansion Criteria	**Planning Analysis**
phasing policies of Section 3.6 and the other policies of this Plan;	
d) where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;	N/A – The Subject Lands are not within the Greenbelt.
e) the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;	An FIA was prepared by urbanMetrics Inc. and confirmed that the urban boundary expansion is financially viable on an absolute and relative basis.
f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following; *i) reasonable alternatives that avoid prime agricultural areas are evaluated; and;* *ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;*	As demonstrated by the AIA, the Subject Lands are among the lower priority agricultural lands of reasonable alternatives for Settlement Area Boundary Expansion to meet the demand. The AIA also notes that avoidance of prime agricultural lands is not possible when considering an expansion to the Fergus Settlement Area.
g) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;	Impacts to the agri-food network is minimized and mitigated. The Subject Lands are considered lower priority as it relates to the agri-food network, as confirmed by the AIA. The existing barn on site is not in use and not expected to be able to be used for livestock operations due to proximity to the existing Fergus Settlement Area.
h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed: *i) the existing development pattern in the community;* *ii) the potential impacts on people;*	The Subject Lands represent an appropriate direction and location for expansion of the Fergus Primary Urban Centre. The Proposed Development directly responds to the existing development pattern by extending the established urban community from the south, including the road, pedestrian, and servicing connections that were previously planned to terminate at the Subject Lands in anticipation of future development. The Proposed Development also matches the existing lot fabric at the interface with the Strathlea/Bonaire Subdivision. The proposed

COP Policy 4.8.2. Settlement Area Boundary Expansion Criteria	Planning Analysis
iii) the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources; *iv) the impacts on natural heritage systems and features;* *v) the impacts on groundwater and surface water;* *vi) the impacts on the safety and efficiency of existing or planned infrastructure;* *vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources;* *viii) logical boundaries based on existing property lines or recognized physical features where possible; and* *ix) other planning criteria considered appropriate in the circumstances*	expansion would therefore create a logical and contiguous extension of Fergus rather than an isolated or discontinuous development pattern. Potential impacts on people are expected to be appropriately addressed through the proposed community structure, which provides a transition from the existing low-density residential neighbourhood to the south toward a broader mix of housing forms internal to the Subject Lands. The concept plan also incorporates a public park, trail connections, a secondary school block, and neighbourhood-serving commercial opportunities, all of which will contribute to a complete community and provide benefits to future and existing residents. The Subject Lands have not been identified as containing mineral aggregate resources. Natural heritage impacts are addressed through the protection of the nature features including the Provincially Significant Wetland and Significant Woodland on the western portion of the Subject Lands, including appropriate buffers, setbacks, and mitigation measures as informed by the supporting EIA. Potential impacts on groundwater and surface water are similarly being addressed through the hydrogeological, functional servicing, stormwater management, and detailed engineering review processes. The proposed expansion will support the safe and efficient use of existing and planned infrastructure by extending municipal roads, services, and pedestrian connections from the Strathlea/Bonaire Subdivision and providing a planned connection to Highway 6. Matters relating to traffic operations, road design, servicing, stormwater management, and utilities have been addressed through the supporting technical studies. No cultural heritage resources have been identified on the Subject Lands, and the Stage 1-2 Archaeological Assessment concluded

COP Policy 4.8.2. Settlement Area Boundary Expansion Criteria	Planning Analysis
	that no further archaeological assessment is required. The proposed expansion boundary follows the existing property fabric and is defined by recognized physical features, including Highway 6 to the east, Beatty Line North to the west, the existing settlement area and Strathlea/Bonaire Subdivision to the south, and agricultural and natural heritage lands to the north. On this basis, the proposed expansion satisfies the locational criteria of Policy 4.8.2(h).
i) the County and local municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet;	The Proposed Development features a mix of uses that will help facilitate achievement of this goal, including a School Block and Commercial Block which will contribute to the employment base in Fergus.
j) the settlement area to be expanded is in compliance with the minimum distance separation formulae.	The Subject Lands are compliant with the minimum distance separation formulae, as confirmed by the AIA.

4.9 WATER RESOURCES

Section 4.9.5 of the COP addresses source water protection under the Clean Water Act, 2006. It identifies vulnerable areas, including Wellhead Protection Areas, Intake Protection Zones, and Issue Contributing Areas, and requires that land uses and activities within these areas be reviewed for potential drinking water threats in accordance with applicable Source Protection Plans. Significant drinking water threats may be prohibited or regulated, and certain development, redevelopment, or site alteration applications may require a Section 59 Notice from the Risk Management Official before being deemed complete under the *Planning Act*. The Risk Management Official is responsible for determining whether a proposed use or activity constitutes a significant drinking water threat and whether it requires prohibition, regulation, or a Risk Management Plan to protect municipal drinking water quality and quantity.

Planning Analysis

The appropriate Section 59 Notice has been submitted with the application and further coordination with the Risk Management Official is anticipated. It is anticipated that comparable source water protection measures to the Strathlea/Bonaire Subdivision, which has been developed in a similar wellhead protection area context, will be employed in the Proposed Development.

4.11 PUBLIC SPACES, PARKS AND OPEN SPACE

Planning and design play an important role in community health by providing opportunities for active lifestyles and recreation activities.

Wellington is fortunate to have a number of: publicly-accessible rail trails; agreement forest trails; rivers, lakes and reservoirs; conservation areas; and municipal parks and recreation complexes. Equally important is the involvement of community groups who provide support and stewardship for a number of these facilities.

The County will promote healthy, active communities by:

> *a) planning public roads, streets and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;*
>
> *b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and, where practical and appropriate, water-based resources;*
>
> *c) providing opportunities for public access to shorelines;*
>
> *d) considering the impacts of planning decisions on parks, agreement forests and conservation areas.*

Planning Analysis

The Proposed Development includes new public park space and an expanded trail system, which will be publicly accessible and is appropriately located within the plan of subdivision.

5 THE GREENLANDS SYSTEM

The Greenlands System is designated on Schedule B to this Plan and is a composite of many natural heritage features, flood prone areas and hazardous lands. The boundaries of many natural heritage features overlap and inter-relationships frequently exist between these areas. The system is divided into two broad categories: Core Greenlands and Greenlands.

The Greenlands System will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which maintain, restore or, where possible, enhance the health of the Greenlands System will be encouraged where reasonable.

While the Greenlands System designated on Schedule B is based on those features that have been mapped at a municipal scale, the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkage between and among natural heritage features and areas, surface water features and ground water features.

Planning Analysis

The westernmost part of the Subject Lands is designated Greenlands and Core Greenlands in the COP and contains natural features including a Provincially Significant Wetlands and Significant Woodlands as identified in the EIA. In accordance with the EIA, development and site alteration is generally avoided within the natural heritage areas and/or the appropriate buffer from them, excepting limited grading encroachments that may be refined through detailed review and design. The Proposed Development conforms with the Core Greenlands and Greenlands policies of the COP, further analyzed in the EIA.

7.4 PRIMARY URBAN CENTRES

7.4.1 Permitted Uses

Primary urban centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in primary urban centres.

7.4.5 Residential Use

Primary urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.

Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

An Additional Residential Unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

7.4.8 Other Commercial Uses

A variety of other commercial uses will be required in primary urban centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the "main street" area and convenience commercial uses to serve neighbourhood needs.

7.4.11 Institutional

Primary urban centres will be the prime location for institutional uses servicing Wellington such as schools, churches, government offices, hospitals, specialized housing and child care facilities.

Many institutional uses can be integrated into residential and commercial areas. Some large institutions may have such a significant impact that a specific land use designation in the official plan is required.

Planning Analysis

The Proposed Development conforms to the Primary Urban Centre policies of the COP. Through the proposed COPA, the Subject Lands are intended to be brought into the Fergus Primary Urban Centre and appropriately designated to permit a broad range of urban land uses. The concept plan provides for a mix of residential, commercial, institutional, park, and open space uses, which is consistent with the role of Primary Urban Centres as the focus for growth and as locations intended to accommodate a full range of land use opportunities on municipal services.

The proposed residential components will contribute to a diverse housing supply within Fergus by providing a range of dwelling types and densities, including single detached dwellings, townhouses, stacked and back-to-back townhouses, and apartment forms, with opportunity to support additional dwelling units. The proposed mixed-use/commercial block is appropriately located with visibility and access from Highway 6 and is intended to provide neighbourhood-serving commercial opportunities. The proposed secondary school block and public park further support the County's direction that institutional uses, parks, and open space are appropriate and important components of Primary Urban Centres. The School Block is particularly important as it provides for educational infrastructure within the planned community and supports the integration of public service facilities with residential growth. Together, the proposed uses will contribute to establishing a complete community that is compatible with the surrounding urban structure and capable of being serviced through the logical extension of existing and planned municipal infrastructure.

8.3 RESIDENTIAL

The COP establishes various land use designations, including a Residential land use designation that applies to certain lands in the County as designated on Schedule B. The Fergus Settlement Area does not contain any lands designated as Residential, and instead lands within the settlement area are classified as Primary Urban Centre. The Residential designation policies of the COP are not applicable.

10.1.3 MATTERS FOR CONSIDERATION

The County will consider the following when considering new lot creation by subdivision.

While a draft plan of subdivision application has not been submitted at this time, the following table provides an assessment of the Proposed Development against the applicable draft plan of subdivision criteria in anticipation of the Future DPS submission (Table 7).

Table 7: COP criteria for consdieration of new subdivisions.

Draft Plan of Subdivision Criteria	Planning Analysis
(a) that any new lots will be consistent with official plan policies and zoning regulations;	The proposed lots and blocks are intended to implement the COPA, OPA and associated Future ZBA. The Future DPS will conform with the applicable official plan designations and zoning regulations, following amendment.

Draft Plan of Subdivision Criteria	Planning Analysis
(b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;	The Proposed Development can be adequately serviced through the logical extension of municipal water, sanitary, stormwater, road, utility, and other services. The existing Strathlea/Bonaire Subdivision to the south was designed with road and servicing stubs terminating at the Subject Lands, allowing services to be extended in an efficient manner and without undue financial burden on the municipality. As demonstrated by the FIA prepared by urbanMetrics Inc., the urban boundary expansion is financially viable on an absolute and relative basis, and is expected to have a positive impact on the finances of the Township of Centre Wellington and County of Wellington. The FSR prepared by SMD concludes that the functional design for water, storm and sanitary servicing conforms to the Township's design criteria and there is sufficient servicing capacity in the adjacent sanitary sewer and water distribution systems within neighboring lands to accommodate the Proposed Development.
(c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;	The Subject Lands are proposed to be serviced by municipal water and sanitary sewage systems. Confirmation of available reserve capacity has been addressed through the Functional Servicing Report.
(d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;	All proposed lots and blocks will obtain access from new or extended public roads within the subdivision. The road network connects to existing road stubs to the south and provides a planned connection to Highway 6. All individual driveway accesses will be to local streets.
(e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.	The proposed road pattern, park block, trail connections, and pedestrian linkages will support safe pedestrian and non-motorized movement throughout the community. The plan extends the existing public road (including pedestrian infrastructure) and pathway network and provides opportunities for walking and cycling connections to adjacent neighbourhoods, parks, the school block, and commercial uses. The proposed

Draft Plan of Subdivision Criteria	Planning Analysis
	public roads are sized to municipal standards, at 18m and 20m in width.
(f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;	The Subject Lands are generally suitable for the proposed lot sizes and land uses. The geotechnical investigation confirms that the lands can support the Proposed Development subject to standard geotechnical, groundwater management, grading, and construction recommendations.
(g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;	Tree removal will be limited to what is necessary to facilitate the Proposed Development, and relative to the size of the Subject Lands, there are limited trees that are expected to be impacted by the Proposed Development.
(h) that natural heritage features are not affected negatively;	The Subject Lands contain a Provincially Significant Wetland and Significant Woodland on the western portion of the property. These features are proposed to be protected through appropriate buffers, setbacks, and mitigation measures, as informed by the EIA and to be further refined through detailed design.
(i) that lots are not created in areas which would pose a threat to public health or safety;	The Proposed Development does not create lots in areas that pose a threat to public health or safety. Matters relating to transportation, servicing, stormwater management, geotechnical conditions, source water protection, and noise, are being addressed through the supporting technical studies and will be further reviewed through detailed design.
(j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;	The Subject Lands are currently used for agricultural purposes and are proposed to be brought into the Fergus Settlement Area through the requested COPA and OPA. Impacts to agricultural resources have been considered through the LNA and AIA, which conclude that the Settlement Area Boundary Expansion is necessary and that the Subject Lands are among the lower priority agricultural lands. No mineral aggregate resources have been identified on the Subject Lands.

Draft Plan of Subdivision Criteria	Planning Analysis
(k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;	The proposed blocks are appropriately sized and configured to accommodate the intended residential, commercial, institutional, park, stormwater management, and natural heritage uses. The lot and block fabric provides flexibility for detailed design while maintaining appropriate frontage, depth, and access relationships.
(l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;	The proposed lots and uses are compatible with the surrounding area and represent a logical extension of the existing urban community to the south. Lower-density residential forms are generally located adjacent to the Strathlea/Bonaire Subdivision, where the proposed built form will match the existing built form in the established neighbourhood. A transition to higher residential densities is generally accommodated internal to the Subject Lands.
(m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;	The proposed blocks are logical. To the south, it is anticipated that lot lines will be matched to the adjacent Strathlea/Bonaire Subdivision lots. The natural heritage blocks will be located on independent blocks for long-term protection.
(n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;	Future residents will have access to community facilities, including the proposed secondary school block, proposed public park, existing parks such as Ryan Park to the south, and other community services within Fergus. The proposed road and pedestrian network will support connections to these facilities.
(o) that the creation of any lot is necessary, timely and in the public interest;	The creation of lots is necessary and timely to accommodate forecasted growth and to implement the proposed expansion of the Fergus Settlement Area. The subdivision will represent an orderly, serviceable, and complete-community form of development and is therefore in the public interest.
(p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.	The Greenbelt Plan does not apply to the Subject Lands. The Proposed Development has been reviewed against applicable provincial legislation and policies, including the Planning Act and Provincial Planning

Draft Plan of Subdivision Criteria	Planning Analysis
	Statement, 2024. On this basis, the subdivision will satisfy the applicable provincial policy framework.

12.2 PEDESTRIAN FACILITIES

Pedestrian facilities will be encouraged both as a means of travel and for recreation. The following policies will be supported in Wellington.

a) sidewalks will be required in all new developments in all urban centres and will be encouraged in hamlets, whenever practical;

b) schools and convenience commercial uses are encouraged in locations central to residential neighbourhoods; higher density residential uses will be encouraged near "main street" areas to allow people to have walking access to a variety of services;

c) pedestrian friendly facilities such as pedestrian crossings, signalized intersections, curb cuts, pedestrian bridges and lighting will be incorporated into community design practices to encourage walking;

d) pedestrian trails, particularly those which re-use abandoned railway right of ways will be encouraged.

Planning Analysis

The Proposed Development includes a road network that is sized to municipal standards, and can therefore accommodate pedestrian connectivity. The Proposed Development will ensure that the proposed school is in a location that is pedestrianized and forms part of a neighbourhood, as opposed to outside of the settlement area within farmland. The Proposed Development also anticipates the extension of existing trail connections to enhance pedestrian connectivity through the community.

13.12 PARKLAND REQUIREMENTS

13.12.1 General

Parkland and recreational facilities must be developed to meet the needs of the community. All councils shall ensure that adequate parkland is secured and used for the benefit of the community and that opportunities to add to the supply of parkland are pursued.

13.12.2 Parkland Dedication

All councils shall require the dedication of parkland in accordance with the Planning Act for all developments, redevelopment or plans of subdivision. These lands shall be, in the opinion of Council, suitable for use as municipal parkland and the following criteria shall be considered as desirable.

a) land adjacent to established parks, schools or storm water management areas;

b) land within easy walking distance of the residential area served;

c) land located near the highest density residential areas;

d) land with adequate street frontage to provide for visibility and safety;

e) land that is level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions which would interfere with their development or use for public recreation.

Planning Analysis

The Proposed Development anticipates a new public park that will service the new residents, and provide additional recreational opportunity for existing residents, consistent with the County OP. The proposed new public park is strategically located adjacent to the stormwater management facility, with street frontage along the main east-west road, consistent with the County OP.

6.4 Township of Centre Wellington Official Plan

The Township of Centre Wellington Municipal Official Plan (the 'OP') was adopted in November 2003 and approved in May 2005. The Subject Lands are not currently within the boundaries of the Township OP (Figure 8), though they are proposed to be added to the "Urban Boundary", "Residential", "Highway Commercial", and "Core Greenlands" designation through the Applications (Figure 9).

Policy B.5 of the OP notes that an Urban Centre expansion may only occur as part of a municipal comprehensive review (MCR) where the criteria of Policy B.5(a)-(h) have been addressed. The Township OP policy regarding Urban Centre expansion, applies the same criteria as the COP. Those criteria have been addressed previously in Table 6 of this Report. It is acknowledged that the premise of an MCR has been modified in the PPS 2024, which now allows a settlement area boundary expansion without an MCR process, subject to the appropriate criteria.

Figure 8: Township OP Schedule A-1 – Land Use. Subject Lands outlined in red dashed line.

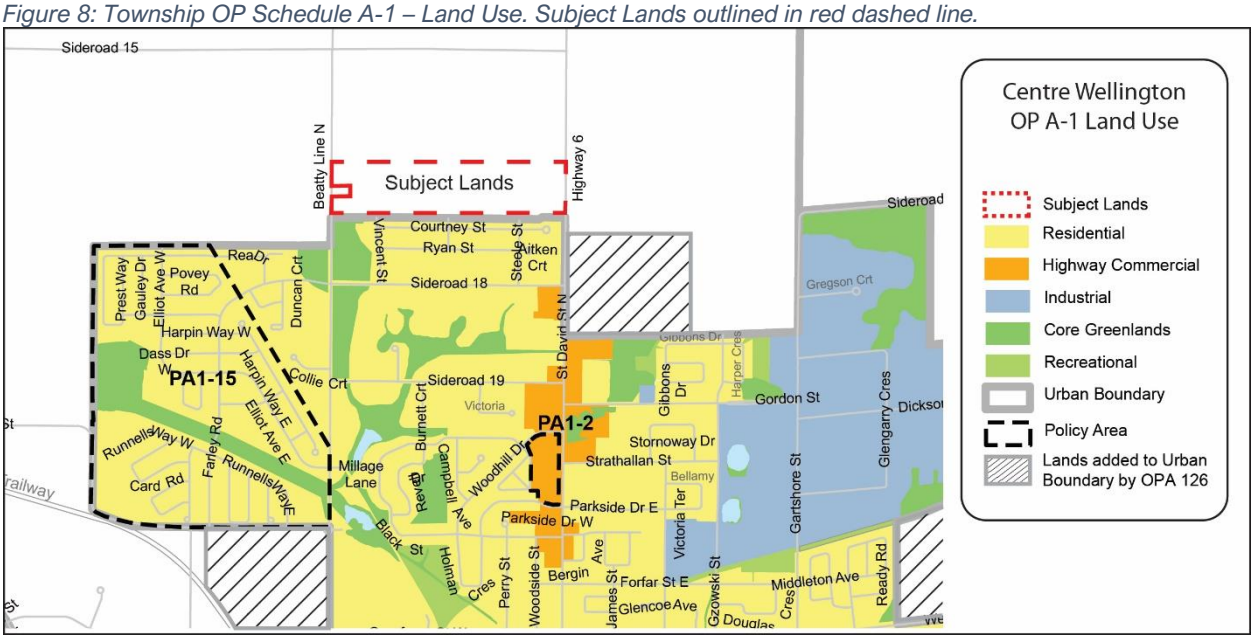
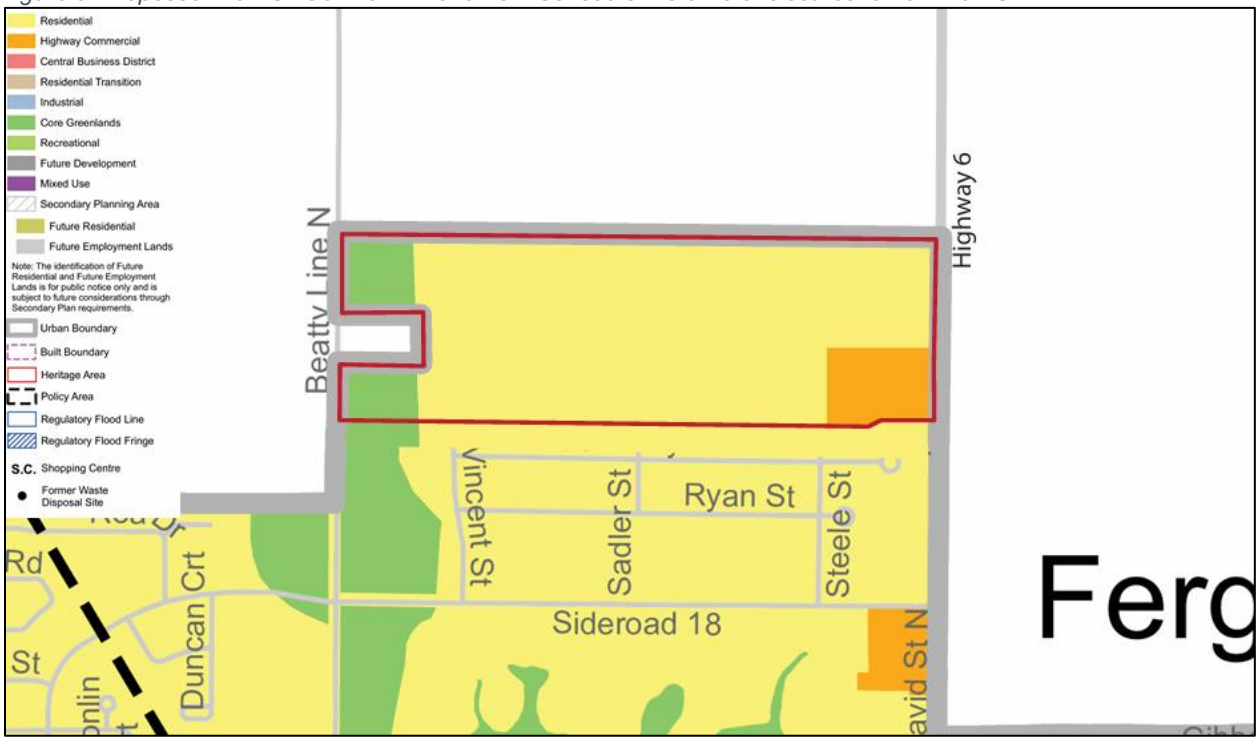


Figure 9: Proposed Draft Official Plan Amendment Schedule. Refer to enclosures for full Draft OPA.



C.3 NATURAL HERITAGE

The Township of Centre Wellington encourages the protection and enhancement of the natural heritage of the Township. When planning for the future of Centre Wellington, the Township will give consideration to the protection, preservation and enhancement of significant natural features including rivers and streams and their valley lands, wetlands, flood plains, headwaters and water catchment areas, ground water supplies, environmentally significant features, wildlife and fish

habitats and lands with ecological functions. This applies regardless of whether the lands are designated Core Greenlands on the land use schedules.

Within the Natural Heritage System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in a Core Greenlands designation on the land use schedules and include:

- *Provincially significant wetlands*
- *Habitat of endangered or threatened species*
- *Floodways and hazardous lands*

Specific policies for the Core Greenlands land use designation are found in Section D.8. The following policies apply to natural heritage issues in general, including lands and features that may not presently be designated on the land use schedules.

C.3.2 Wetlands

All provincially and locally significant wetlands are included in the Core Greenlands designation. The Township recognizes the hydrological, social, ecological and economic value of wetlands and their role within the natural environment. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted.

1. No development is permitted on provincially significant wetlands. Development on lands adjacent to provincially significant wetlands will only be permitted subject to the preparation of an Environmental Impact Assessment as outlined by the policies of this Plan. Development on or adjacent to locally significant wetlands will also be subject to the preparation of an Environmental Impact Assessment in accordance with Section E.1.3 of this Plan.

7. Wetland policies may be implemented through the Zoning By-law by placing wetlands and associated buffers in a restrictive zoning category that permits only wetlands and uses that are compatible with the maintenance of wetland values such as conservation activities, forestry and wildlife management, as well as passive recreational pursuits.

Planning Analysis

Although the Subject Lands are not currently within the boundary of the Township of Centre Wellington, and therefore are not designated “Core Greenlands”, it is proposed that through the OPA, the appropriate portion of the Subject Lands will be designated as “Core Greenlands” to, in addition to the COP and implementing Future ZBA, ensure the appropriate protection of the natural heritage features on site. As noted in previous sections of this report, the westernmost part of the Subject Lands contains natural features including Provincially Significant Wetlands and Significant Woodlands. The EIA demonstrates that the Proposed Development can proceed in conformity with the applicable natural heritage legislation, regulations and policies.

C.5 HOUSING POLICIES

C.5.2 Supply of Residential Land

The Township of Centre Wellington shall, as long as land is available within the Urban Centre limits, maintain a minimum ten (10) year supply of residentially designated land within each Urban Area at all times.

The Township of Centre Wellington adopts as a guideline the maintenance of a minimum three-(3) year supply of housing units in registered and draft approved plans of subdivision, and applications approved

C.5.5 Residential Intensification

This Plan contains policies encouraging intensification primarily in the urban centres. 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;

C.5.6 Greenfield Housing

In Greenfield areas, the Township will encourage increased densities and a broader

mix of housing and will:

1. encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;

2. require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:

> *i. strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
>
> *ii. somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
>
> *iii. In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*

3. encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.

Planning Analysis

The Proposed Development conforms to the housing policies of Section C.5 of the Township OP by providing for a wide range and diverse mix of housing types, at a density that is beyond the minimum requirements for greenfield housing. The residential component of the Proposed Development is anticipated to achieve a density of approximately 33 units per hectare (excluding natural heritage and school block) and introduces a range of medium density housing types

including street townhouses, stacked townhouses, back-to-back townhouses, and apartment forms.

C.6 MUNICIPAL SERVICES

C.6.1 General Servicing Policies

This Plan anticipates that all new development and redevelopment will have access to a full range of appropriate municipal services. These services will be expanded in a rational, cost-effective manner that minimizes the tax burden on existing residents. Servicing costs to new developments will normally be recovered from developers through servicing agreements and development charges.

It shall be the policy of the Township of Centre Wellington that:

1. 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

f) Telecommunications

Planning Analysis

The Subject Lands will be on full municipal services, which is the preferred form of servicing. There are existing servicing connections that terminate at the Subject Lands to the south, in anticipation of the development of the Subject Lands. A new stormwater management pond is proposed on the northwest portion of the Subject Lands, and will control quantity and quality for stormwater. A FSR was prepared in support of the Proposed Development, which confirms that the functional design for water, storm and sanitary servicing conforms to the Township's design criteria and there is sufficient servicing capacity in the adjacent sanitary sewer and water distribution systems within neighboring lands to accommodate the Proposed Development.

D.2 RESIDENTIAL

D.2.1 Overview

The single-detached home is currently the dominant housing type in the urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Municipal Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in Fergus and Elora-Salem where full municipal services are available.

The Township is committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established. We are also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small-town character of urban centres.

D.2.2 Objectives for Residential Development

1. To ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;

2. To provide a variety of dwelling types to satisfy a broad range of residential requirements including affordable housing;

3. To manage the rate of growth and the amount of residential development within the urban centres in order to maintain and enhance the small town character;

4. To support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;

5. To ensure that an adequate level of municipal services will be available to all residential areas;

6. To minimize potential compatibility issues between residential and other land uses;

7. To encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;

8. To support the establishment of compatible neighbourhood amenities such as commercial and institutional uses in appropriate locations of the municipality;

9. To encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect enhance and properly manage the natural environment;

10. To monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.

Planning Analysis

The proposed designation of the Subject Lands is predominantly Residential, and is consistent with the objectives of the Township OP for this land use designation. The expansion of the Fergus Settlement Area Boundary to include the Subject Lands, and their designation as Residential, will contribute to the Township and County having adequate supply of land available to accommodate anticipated population growth, but doing so in a managed and appropriately located manner. The Proposed Development will contribute a variety of dwelling types, including single detached, semi-detached, various forms of townhouses, and apartment dwellings. Certain built forms may also be appropriate to accommodate additional dwelling units. The Proposed Development has been reviewed for its technical merits, including ensuring no compatibility issues, and adequate servicing and transportation infrastructure. The Proposed Development also anticipates a new secondary school being advanced separately by the WCDSB, and Highway Commercial uses

located along Highway 6 that will also serve the existing and proposed new residents, and contribute to a complete community.

D.2.3 Permitted Uses

The predominant use of land in those areas designated RESIDENTIAL on Schedule "A" of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low-density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the RESIDENTIAL designation subject to the appropriate Zoning By-law regulations and the policies of the Municipal plan.

Garden suites, accessory to existing single-detached homes, are also permitted within the RESIDENTIAL designation, subject to the requirements of the Plan and in accordance with the Temporary Use provisions of the Planning Act, as amended.

D.2.4 Low-Density Development

This Plan considers single-detached, semidetached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-detached, semi-detached or duplex dwelling units or a combination of any of the above.

The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged.

Planning Analysis

The Proposed Development includes a mix of integrated low and medium density residential uses. The development can be broadly characterized as a medium density community that also includes low-density uses, such as single-detached and semi-detached dwellings.

D.2.5 Medium Density Development

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:

Table 8: Township OP criteria for Medium Density development in the Residential designation and analysis.

Medium Density Development Criteria	Planning Analysis
1. that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses	The Proposed Development includes a mix of integrated low and medium density residential uses. The development can be broadly

Medium Density Development Criteria	Planning Analysis
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.	characterized as a medium density community that also includes low-density uses, representing a density of approximately 33 units per hectare (excluding natural heritage and school block), which conforms with the OP's contemplated density for such uses.
2. 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;	The Proposed Development has considered compatibility with the Strathlea/Bonaire Subdivision to the south by matching the lot fabric of the immediately adjacent parcels and, through the Future ZBA will implement compatible zoning regulations. The Future DPS will establish a logical extension of the vehicular and pedestrian network. Other potential future developments in the surrounding area have also been considered. Landscape design will be established through future detailed design of development blocks.
3. 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.*	The proposed development blocks are of a suitable size and configuration to accommodate the intended medium density residential forms, as well as the school and commercial blocks. Detailed site design will be refined through subsequent development approvals; however, the Future DPS will establish appropriate and regular block sizes and shapes with sufficient flexibility for on-site landscaping, amenity areas, parking, access, internal circulation, and grading. Stormwater management facilities and public drainage infrastructure are proposed to direct drainage appropriately towards the natural low point of the Subject Lands and avoid adverse impacts on adjoining lands.
4. That adequate services such as water, sewage disposal, storm water, roads and hydro are available or shall be made available to service the development;	Adequate municipal servicing capacity is available to service the Proposed Development. The plan makes use of existing road, water, sanitary, stormwater, and pedestrian connections established through the Strathlea/Bonaire Subdivision to the south.
5. That within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;	This criterion is primarily directed to medium density development within the built boundary. The Subject Lands are proposed as a

Medium Density Development Criteria	Planning Analysis
	designated greenfield area expansion to the Fergus Urban Boundary and are therefore more appropriately evaluated under the greenfield locational criteria below.
6. 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.	The Proposed Development locates medium-density residential uses in appropriate locations within the greenfield area, including along the major roadway of Highway 6 and in proximity to roads intended to serve a higher-order function. Street townhouses are also contemplated on local roads, consistent with the policy direction.
7. That a separate zone(s) is established for multiple residential developments.	The implementing Zoning By-law Amendment proposes the appropriate residential zones to regulate the intended range of residential built forms, including multiple residential development. The zoning framework will establish appropriate permissions and development standards for the proposed medium density blocks, which applies the Township's standard zoning categories to the various blocks.

D.2.10 Non-Residential Uses

Non-residential uses such as schools, churches, local convenience stores, medical clinics, professional offices, personal services, day care centres and nursery schools may be permitted provided that they meet the following criteria:

1. Non residential development should be located on an arterial or collector road; or in close proximity to the Central Business District;

2. The design of the proposed development with respect to building height, setbacks, landscaping, parking and vehicular circulation will ensure that it will be compatible with surrounding uses of land;

3. Adequate municipal services such as water, sewer, storm water, roads and hydro shall be available or will be made available to service the development;

4. The zoning by-law establishes a specific zone or zones for these uses.

Planning Analysis

The proposed school block is anticipated to be designated "Residential" as the appropriate OP designation which permits uses such as schools and day care centres. The school block meets the provided criteria, including being located next to an arterial road (Highway 6), and having

adequate municipal services made available to it. The specific design of the school development will be regulated through a future site plan control application.

D.5 HIGHWAY COMMERCIAL

D.5.2 Objectives

The objectives for highway-oriented commercial development are as follows:

1. *To provide commercial services for the travelling public;*
2. *To provide sites for commercial uses which require large lots for buildings, storage and parking and which cannot locate in the downtown area;*
3. *To provide, on a limited basis, convenience facilities to serve the daily needs of the local residents;*
4. *To discourage "strip" or ribbon development along arterial roads.*

D.5.3 Permitted Uses

The HIGHWAY COMMERCIAL designation as illustrated on Schedule "A" of the Plan shall accommodate uses catering to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls. Uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor, beer and wine stores may also be permitted subject to the provisions of the Zoning By-law.

Residential uses may be permitted within mixed use developments provided that commercial uses are located at street level, and land use compatibility can be addressed.

Planning Analysis

The proposed commercial/mixed-use Block 14 will be designated "Highway Commercial", which allows for a limited variety of commercial uses. Residential uses are also permitted when commercial uses are located at street level. The "Highway Commercial" designation is the appropriate land use designation for Block 14 and will enable the Proposed Development's provision of a mix of uses, including commercial to contribute towards a complete community, and is appropriately located along Highway 6 and the new internal Street A.

E.9.2 Approval Criteria (for subdivisions)

While a draft plan of subdivision application has not been submitted at this time, the following table provides an assessment of the Proposed Development against the applicable draft plan of subdivision criteria in anticipation of the Future DPS submission (Table 9).

Only those plans that generally satisfy the following criteria will be recommended for approval:

Table 9: Township OP criteria for Draft Plans of Subdivision and analysis.

Plan of Subdivision Approval Criteria	Planning Analysis
1. The proposed plan of subdivision conforms to the objectives, General Policies of Section	The Future DPS will conform to the applicable objectives, general policies, and land use

Plan of Subdivision Approval Criteria	Planning Analysis
"C" and land use designations of this Municipal Plan, as well as the County of Wellington Official Plan	direction of the OP, as proposed to be amended, and is consistent with the COP framework for the expansion of the Fergus Primary Urban Centre. The Future DPS will implement a complete community structure including a mix of residential uses, a secondary school block, commercial block, parkland, stormwater management facilities, and protected natural heritage areas.
2. Necessary services, utilities, and community facilities can be provided to the proposed subdivision.	Necessary municipal services, utilities, and community facilities can be provided to support the subdivision. The development will make use of the existing road, pedestrian, water, sanitary, and stormwater connections established through the Strathlea/Bonaire Subdivision to the south, with servicing and utility details to be confirmed through the functional servicing, engineering, and Future DPS approval processes. The proposed school block, park block, and commercial block further contribute to the provision of community facilities within the development.
3. The proposed plan of subdivision will not negatively affect transportation networks, abutting land uses, and other features of the natural or built environment.	The proposed subdivision will not negatively affect transportation networks, abutting land uses, or features of the natural or built environment. The plan extends the existing public road pattern in a logical manner, provides a planned connection to Highway 6, and incorporates pedestrian and trail connections. The interface with the Strathlea/Bonaire Subdivision is addressed through compatible lotting and built form transitions, while natural heritage features on the western portion of the Subject Lands are proposed to be protected through appropriate blocks, buffers, setbacks, and mitigation measures.
4. The proposed plan of subdivision is not considered to be premature, and is within the public interest.	The proposed subdivision is not premature and is in the public interest. The supporting LNA identifies a need for additional designated greenfield lands to accommodate forecasted growth, and therefore the settlement area expansion and subdivision are not premature, but appropriate to occur at this time. The Subject Lands represent a logical and

Plan of Subdivision Approval Criteria	Planning Analysis
	serviceable expansion of the Fergus Urban Boundary. The subdivision will assist in delivering a range of housing options, public parkland, school lands, commercial opportunities, and supporting infrastructure in an orderly manner.
5. The proposed plan of subdivision is compatible with the existing built form of the Township, including adjacent land uses and road patterns.	The proposed subdivision is compatible with the existing built form of the Township and the adjacent road pattern. The plan directly extends Vincent Street, Sadler Street, and Steele Street from the Strathlea/Bonaire Subdivision and provides a connected internal road network. Lower-density residential forms are generally located adjacent to the existing neighbourhood to the south, with medium- and higher-density forms located internal to the Subject Lands and near Highway 6, providing an appropriate transition of built form.
6. The proposed plan of subdivision will not unreasonably impact the financial position of the Township in terms of the cost of providing additional services to the new development.	The proposed subdivision will not unreasonably impact the Township's financial position. The development will make efficient use of existing road and servicing stubs constructed through the Strathlea/Bonaire Subdivision and will extend municipal infrastructure in a logical and coordinated manner. Detailed financial, servicing, and subdivision agreement matters will be addressed through the applicable engineering review and approval processes to ensure that municipal infrastructure is provided in an appropriate and financially responsible manner. As demonstrated by the FIA prepared by urbanMetrics Inc., the urban boundary expansion is financially viable on an absolute and relative basis, and is expected to have positive impact on the finances of the Township of Centre Wellington and County of Wellington.

6.5 Zoning By-law

The Subject Lands are currently zoned "Agricultural (A)" and "Environmental Protection (EP)" in the Township of Centre Wellington Zoning By-law 2009-045 (the 'By-law') (Figure 10). While a

Zoning By-law Amendment application has not been submitted at this time, it is anticipated that the Future ZBA will rezone the Subject Lands to “R2”, “R3”, “R4”, “R6” and “OS” zones, while generally preserving the existing Environmental Protection overlay, subject to boundary refinements as a result of environmental study which have accurately delineated the staked boundary of the natural feature and recommended appropriate buffers (Figure 11).

Figure 10: Zoning By-law 2009-045 Schedule Subject Lands Map 17.

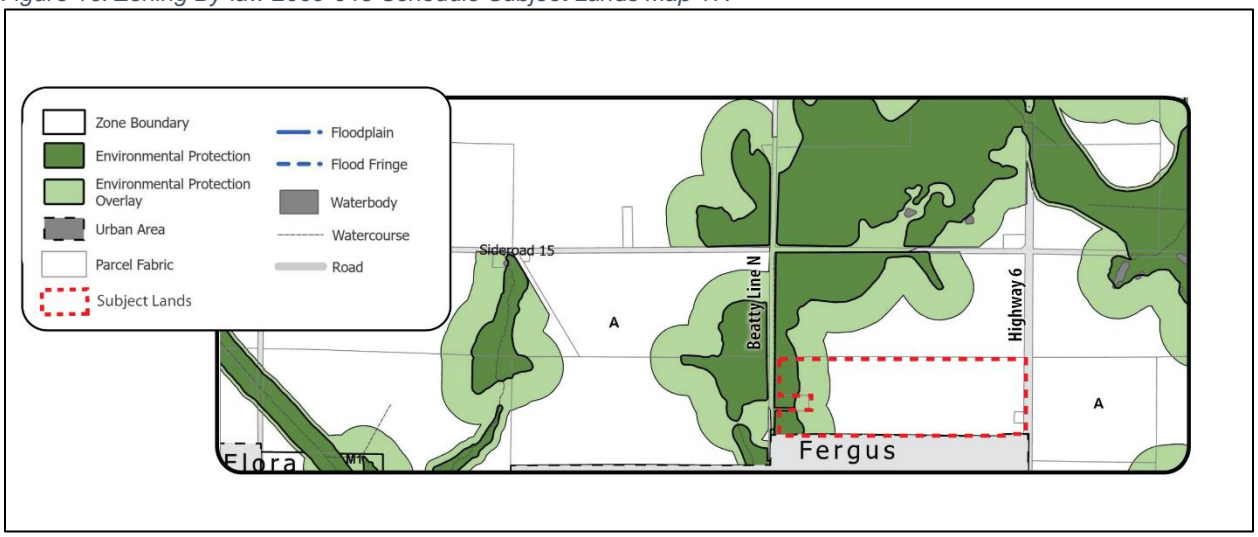
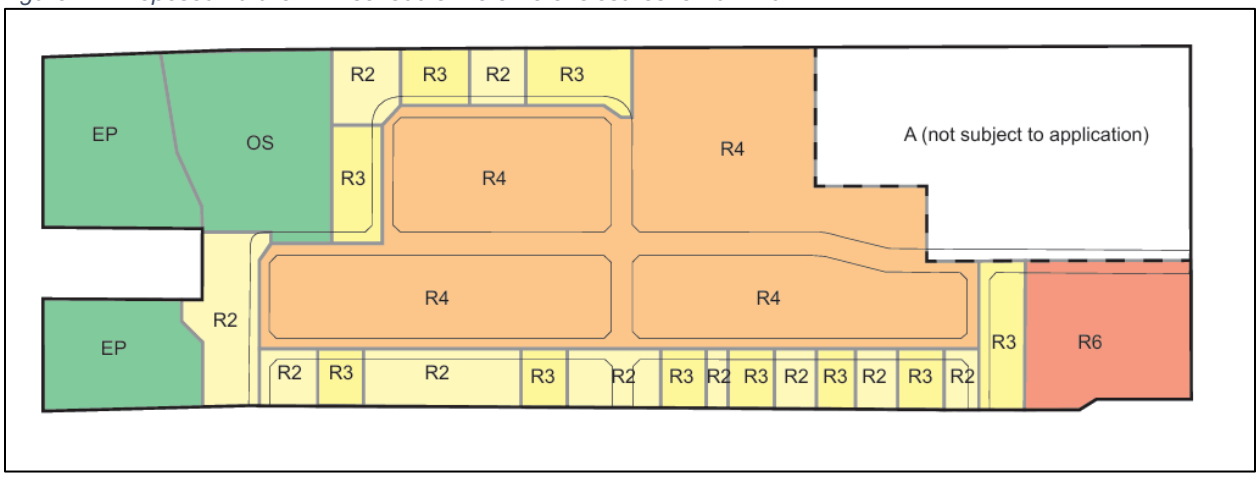


Figure 11: Proposed Future ZBA schedule. Refer to enclosures for full Draft ZBA.



The Future ZBA is consistent with the PPS 2024, conforms with the intent of the COP and OP, following amendment. The Future ZBA will establish the Township’s standard zoning categories to the Subject Lands, and facilitate appropriate urban development.

7.0 SUMMARY PLANNING ANALYSIS

7.1 Settlement Area Boundary Expansion

Municipalities, including Centre Wellington and the County of Wellington, are required to plan to accommodate growth for a period not exceeding 30 years. As demonstrated by the LNA prepared

by urbanMetrics Inc., there is a need for between 171 to 191 ha of additional greenfield land to accommodate forecasted growth to the 2051 planning horizon. In other words, there is not enough urban residential land in Centre Wellington to accommodate projected population growth, and it is therefore necessary to consider expanded or new settlement areas to accommodate this growth. Specifically, the LNA identifies a greenfield land requirement of approximately 581 gross hectares compared to an available supply of approximately 391 to 410 hectares, resulting in a shortfall of approximately 171 to 191 hectares.

The Applications propose to amend the COP and the OP, to expand the existing settlement area boundary to encompass the Subject Lands. The Proposed Development that the Applications would facilitate is capable of contributing approximately 701 dwelling units and represents an appropriate component of the land supply required to accommodate long-term residential growth, equating to approximately 10% of the total unit need and 14-15% of the total land need.

The proposed Settlement Area Boundary Expansion is consistent with the direction of the Provincial Planning Statement, 2024, particularly Sections 2.1, 2.2, 2.3.1, and 2.3.2, which set out the criteria for settlement area boundary expansions, and direct growth to settlement areas, support complete communities, and require planning authorities to provide for an appropriate range and mix of housing options. The Subject Lands are contiguous with the existing Fergus Settlement Area, directly abut the Strathlea/Bonaire Subdivision to the south, and are positioned to make efficient use of existing road, servicing, and pedestrian connections that were previously constructed in anticipation of future development of the Subject Lands. The proposed expansion therefore represents a logical and orderly extension of the existing urban structure.

The requested OPA is conforming with the COP, as amended by the proposed COPA, and the COPA is harmonious and not in conflict with the balance of the COP. The COP recognizes Primary Urban Centres as the focus for growth and establishes criteria for expansion under Section 4.8.2. The OP similarly addresses Urban Area Expansion under Section B.5. As demonstrated throughout this report, the Subject Lands satisfy the applicable criteria relating to land need, infrastructure availability, agricultural considerations, natural heritage protection, logical boundaries, compatibility with existing development patterns, and the phased progression of urban development.

The Proposed Development is appropriately timed with regard to the planning horizon and is in the public interest. It responds to an identified land need deficit that currently exists, supports forecasted population and housing growth, provides a broad mix of housing types, and incorporates important community facilities including a 4.96-hectare secondary school block, public park, mixed-use/commercial block, while protecting natural heritage areas. The inclusion of the School Block is a significant public benefit of the Proposed Development, as it reserves lands for future educational infrastructure in a location that can be integrated with the road, servicing, pedestrian, and active transportation network. It will also make efficient use of existing and planned municipal infrastructure and can be implemented through the Future DPS, Future ZBA, and subsequent detailed design and subdivision agreement processes. On this basis, the requested Settlement Area Boundary Expansion is appropriate and represents good planning.

7.2 Logical and Efficient Extension of Existing Urban Infrastructure

The Subject Lands represent a logical extension of existing urban infrastructure in north Fergus. The Strathlea/Bonaire Subdivision to the south was designed with three road stubs, one pedestrian pathway connection, and below-grade servicing connections terminating at the Subject Lands. The existing infrastructure in the Strathlea/Bonaire Subdivision was planned to accommodate future development of the Subject Lands. The Proposed Development will make use of these existing infrastructure investments by extending Vincent Street, Sadler Street, Steele Street, municipal services, and pedestrian connections northward into the Subject Lands. This approach optimizes existing and planned infrastructure and supports the efficient, coordinated, and cost-effective progression of urban development. The proposed extension to the public road network is efficient.

This infrastructure strategy is consistent with PPS 2024 Sections 2.3.1, 2.3.2, 3.1, and 3.2, which encourage land use patterns that efficiently use land, resources, infrastructure, and public service facilities, and require infrastructure to be coordinated with land use planning and growth management. The Proposed Development also supports the applicable COP and OP criteria for settlement area expansion and subdivision approval by demonstrating that necessary services, utilities, roads, public service facilities, and community infrastructure are available or can be made available in an orderly manner.

The proposed road network responds directly to the existing and planned development pattern in the area. The plan extends the established road fabric from the Strathlea/Bonaire Subdivision, introduces a connected internal street network, and provides a planned connection to Highway 6. Lower-density residential forms are generally located adjacent to the existing neighbourhood to the south, while medium- and higher-density forms are located more internal to the Subject Lands and along the Highway 6 corridor. This creates an appropriate transition of built form and density while maintaining compatibility with surrounding lands.

Highway 6 is a Provincial Road that extends through the Fergus Settlement Area in a north-south direction. Generally, Highway 6 is under the jurisdiction of the MTO outside of the settlement area, but within the settlement area the roadway is under the jurisdiction and management of Centre Wellington, referred to as the “connecting link”. The proposed road network contemplates a new, logical access to Highway 6. Considering the Subject Lands are currently outside of the Settlement Area Boundary, Highway 6 remains under the jurisdiction of the MTO, which applies stringent access criteria. The analysis of the proposed road network therefore assumes a scenario in which Street A does not connect to Highway 6, and the road network is shown to function at acceptable levels, subject to some recommended improvements. If the lands are brought into the Settlement Area Boundary as part of the Applications, it is expected that the connecting link would be extended north to encompass the Subject Lands’ frontage and potentially beyond, allowing for the local municipality to have jurisdiction over the highway and accesses thereto, in which case Street A is assumed to ultimately connect to Highway 6. In other words, the Proposed Development and Township are expected to benefit from the extension of the connecting link, but access to Highway 6 is not a prerequisite to develop the Subject Lands.

The Subject Lands are also located within a broader area of active development interest, including lands to the east and west that are subject to development proposals. The Proposed Development therefore forms part of an emerging northerly growth area of Fergus and will assist in establishing a coordinated urban structure. Through detailed engineering, subdivision design, and phasing, the Proposed Development will proceed in a manner that supports the timely and efficient provision of infrastructure.

7.3 Complete Community, Housing Mix, and Density

The Proposed Development advances the creation of a complete community by providing a mix of residential, institutional, commercial, and park/open space uses, while preserving the natural heritage system. The concept plan includes approximately 701 dwelling units in a range of housing forms, including single detached dwellings, street townhouses, stacked townhouses, back-to-back townhouses, and apartment typologies. In addition, the plan provides for a 4.96-hectare secondary school block, mixed-use/commercial block, public park, trail connections, stormwater management facilities, and protected natural heritage areas. The School Block represents a significant public service facility that supports the provision of educational infrastructure within the proposed settlement area expansion, for existing and future residents.

The proposed mix of uses supports the complete community direction of PPS 2024 Section 2.1, the housing policies of Section 2.2, and the settlement area policies of Section 2.3.1. The Proposed Development will accommodate a broader range of household sizes, incomes, and life stages than would be achieved through a conventional lower-density subdivision. The inclusion of medium- and higher-density residential forms will also support more efficient use of land and infrastructure and will contribute to the COP's direction in Sections 4.4 and 7.4 to provide a variety of housing types and encourage increased densities and a broader mix of housing in designated greenfield areas.

The proposed community structure also supports the COP and OP policies that permit residential, institutional, commercial, park, and open space uses within Primary Urban Centres and Residential designations. The secondary school block and public park will provide important community facilities, while the mixed-use/commercial block will offer neighbourhood-serving commercial opportunities in a visible and accessible location along Highway 6. The School Block will also help anchor the neighbourhood structure by placing educational facilities within the planned community and supporting access to public service facilities for future residents. These elements contribute to a walkable and functional community by placing future residents in proximity to daily needs, education, recreation, and active transportation opportunities.

From a density and urban structure perspective, the Proposed Development represents an efficient form of greenfield development. The proposed range of housing forms, including medium-density and apartment typologies, will assist in accommodating forecasted growth while making effective use of the Subject Lands and available infrastructure. The development therefore supports the policy objectives of promoting housing choice, efficient land use, compact growth, and complete community development.

7.4 Agricultural, Natural Heritage, and Environmental Considerations

The requested Settlement Area Boundary Expansion will remove lands currently within a prime agricultural designation, for inclusion in the Settlement Area boundary. The PPS 2024, COP, and OP provide a framework that is permissive of the removal of prime agricultural lands for considering settlement area expansions where land need is demonstrated, reasonable alternatives are evaluated, and impacts to the agricultural system are avoided, minimized, or mitigated to the extent feasible. It is not generally feasible to expand existing settlement areas in Centre Wellington and avoid prime agricultural lands. The AIA supports the proposed expansion by addressing the agricultural context of the Subject Lands, confirming that the lands do not comprise a specialty crop area, and identifying that the Subject Lands are among the lower priority agricultural lands reasonably available for expansion. The study also confirms compliance with the minimum distance separation formulae.

The proposal is consistent with PPS 2024 Sections 2.3.2 and 4.3.4, which address settlement area boundary expansions and the removal of land from prime agricultural areas. It is also consistent with the applicable County and Township expansion criteria relating to the avoidance of prime agricultural areas where possible, the consideration of lower-priority agricultural lands where avoidance is not possible, and the minimization and mitigation of impacts to agricultural operations and the broader agricultural system.

Natural heritage considerations have also been integrated into the structure of the Proposed Development. The western portion of the Subject Lands contains natural features including a Provincially Significant Wetland and Significant Woodland, which are proposed to be protected through the use of appropriate buffers and mitigation measures as informed by the EIA. This approach is consistent with PPS 2024 Section 4.1 and the applicable County and Township natural heritage policies, which require natural features and areas to be protected for the long term. The Proposed Development will avoid the natural environment.

The Subject Lands have been evaluated through a Stage 1 and 2 Archaeological Assessment and have been cleared of Cultural Heritage Value or Interest.

The Proposed Development also incorporates stormwater management facilities, grading and drainage controls, and opportunities for trail and open space integration in a manner that supports long-term environmental protection and sustainable site design. Tree impacts have been addressed through the Tree Inventory and Arborist Report, with tree removal limited to what is necessary to facilitate development and compensation planting to be addressed through detailed design where appropriate.

Overall, the proposal appropriately balances the need for settlement area expansion and housing growth with the protection of agricultural resources, natural heritage features, and cultural heritage resources.

8.0 CONCLUSIONS

- The Subject Lands are located at the north end of Fergus and are contiguous to the Fergus Settlement Area Boundary. The Strathlea/Bonaire Subdivision is located immediately south of the Subject Lands, and was historically planned to accommodate future urban development of the Subject Lands, including infrastructure that extends to and terminates at the Subject Lands.
- Planning Applications are filed, including County and Local Official Plan Amendments, to facilitate urban greenfield development of the Subject Lands by way of an expansion to the Fergus Settlement Area Boundary. Zoning By-law Amendment and Draft Plan of Subdivision applications have been prepared and are anticipated to be filed in the future to regulate the form of development.
- As demonstrated by the Land Needs Assessment prepared as part of the Applications, Centre Wellington has a shortfall of between 171 and 191 hectares of greenfield land required to accommodate growth to the 2051 planning horizon. Therefore, there is a need to add additional greenfield land to settlement areas in order to ensure there is sufficient land available to accommodate projected growth, which the Applications propose to do.
- The Applications would facilitate development of the Subject Lands, which contributes to creating a complete community. The Proposed Development will include a range and mix of dwelling units (701 total), integrated with new neighbourhood commercial uses, a new secondary school and childcare facility, new public parkland and extension of the existing trail network, a stormwater management facility, and the preservation of the natural heritage system.
- The Subject Lands are in a location that is appropriate to accommodate the expanded settlement area boundary.
- The Subject Lands are considered of lower agricultural priority, and avoidance of prime agricultural lands to accommodate growth is not feasible.
- The Proposed Development and expansion of the settlement area is considered financially viable and advantageous to the County of Wellington and Centre Wellington.
- The Proposed Development is supported by technical analysis that reviews matters of land use compatibility, adequacy of and impact on municipal infrastructure, existing site conditions, the agricultural network, and the natural heritage system, among other matters.
- The Applications have regard to matters of Provincial interest as set out in the *Planning Act*, and are consistent with the Provincial Planning Statement, 2024. The proposed OPA is conforming with the COP, as amended by the proposed COPA, and the COPA is harmonious and not in conflict with the balance of the COP. The Future ZBA will conform with the amended OP.
- The applications represent good planning and are in the public interest.

APPENDIX 1

Draft County Official Plan Amendment

THE CORPORATION OF THE COUNTY OF WELLINGTON

By-law No. XX

A By-law to adopt Amendment Number ____ to the Official Plan for the County of Wellington

The 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 XX to the Official Plan for the County of Wellington, consisting of text and 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 AND SECOND TIME THIS ____ DAY OF _____, 2026

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2026

_____

Warden

_____

COUNTY CLERK

DRAFT

AMENDMENT NUMBER XX

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 County of Wellington Official Plan.

DRAFT

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to designate the lands municipally known as 6582 and 6585 Highway 6, County of Wellington and further described legally as PT LT 17 CON 15 NICHOL AS IN RO707709 EXCEPT PT OF PT 2, HWY PL ROS265833 & PART 1, PLAN 61R-11621; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 61R20062 AS IN WC373520; TOWNSHIP OF CENTRE WELLINGTON and PT LT 17 CON 15 NICHOL PART 2, 61R2818; CENTRE WELLINGTON (the "Site") to "Designated Greenfield Area" and "Primary Urban Centre" on Schedule A – County Growth Structure, to "Designated Greenfield Area" and "Primary Urban Centre" on Schedule A1 – Centre Wellington, and to "Primary Urban Centre", "Core Greenlands", and "Greenlands" on Schedule B1 – Centre Wellington. The designation will facilitate the development of urban-type residential uses which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the County of Wellington. The development in its entirety is situated on the west side of Highway 6 and east of Beatty Line North, and is currently adjacent to the existing Bonaire residential subdivision.

RATIONALE

The proposed amendment is consistent with the Provincial Planning Statement by extending the Fergus Settlement Area boundary to incorporate the Site and allow for urban low- and medium-density residential, commercial, and institutional development within a Designated Greenfield Area. The Provincial Planning Statement promotes development patterns within Settlement Areas that make efficient use of land, infrastructure, and public service facilities. Incorporating the Site into the Fergus Settlement Area will support an efficient and cost-effective form of development while contributing to the continued development of a complete community in Fergus. The proposed amendment is appropriate and represents a logical expansion of existing infrastructure associated with the Strathlea/Bonaire Subdivision. On-site natural heritage features will be protected from adverse impacts. Accordingly, the proposed amendment is consistent with the policies of the Provincial Planning Statement.

DRAFT

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. XX to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT Schedule A of the County of Wellington Official Plan – County Growth Structure is amended by designating the area illustrated on Schedule 'A-1' of this Amendment to Designated Greenfield Area and Primary Urban Centre.
2. THAT Schedule A1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule 'A-1' of this Amendment to Designated Greenfield Area and Primary Urban Centre.
3. THAT Schedule B1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule 'B-1' of this Amendment to Primary Urban Centre, Greenlands and Core Greenlands.

DRAFT

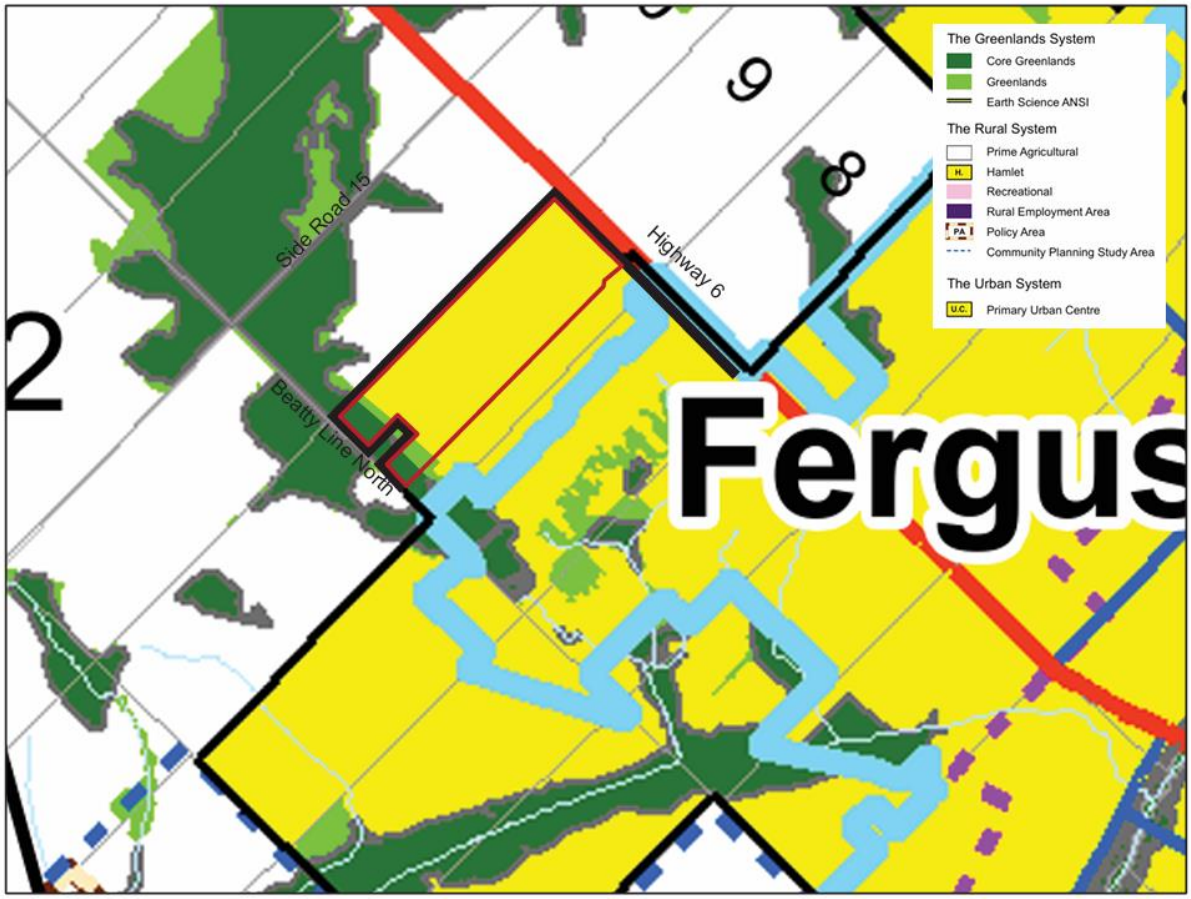
COUNTY OF WELLINGTON

SCHEDULE A-1
OF
COUNTY OFFICIAL PLAN AMENDMENT NO._____

THIS SCHEDULE A-1 OF AMENDMENT NO. ___ TO THE COUNTY OF WELLINGTON COUNTY OFFICIAL PLAN DATED THIS ___ DAY OF ___, 2026.

COUNTY OF WELLINGTON

SCHEDULE B-1
OF
COUNTY OFFICIAL PLAN AMENDMENT NO._____



THIS SCHEDULE B-1 OF AMENDMENT NO. ___ TO THE COUNTY OF WELLINGTON COUNTY OFFICIAL PLAN DATED THIS ___ DAY OF ___, 2026.

APPENDIX 2

Draft Official Plan Amendment

The Corporation of the Township of Centre Wellington

By-law No. 2026-__

A By-law to adopt Amendment Number ____ to the Official Plan for the Township of Centre Wellington.

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.). 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number ____ to the Official Plan for the Township of Centre Wellington, consisting of text and 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 __ day of _____, 2026.

_____ _____

Mayor – Shawn Watters Clerk – Kerri O'Kane

DRAFT

Amendment Number ___

Township of Centre 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 Official Plan.

Part C – The Appendices

The Appendices, if included, herein, provide information related to the Amendment, but do not constitute part of the Amendment.

DRAFT

Part A – The Preamble

Purpose

The purpose of this amendment is to designate the lands municipally known as 6582 and 6585 Highway 6, Township of Centre Wellington and known legally as PT LT 17 CON 15 NICHOL AS IN RO707709 EXCEPT PT OF PT 2, HWY PL ROS265833 & PART 1, PLAN 61R-11621; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 61R20062 AS IN WC373520; TOWNSHIP OF CENTRE WELLINGTON and PT LT 17 CON 15 NICHOL PART 2, 61R2818; CENTRE WELLINGTON (the "Site"), as within the "Urban Boundary" and "Built Boundary", and designated "Residential", "Highway Commercial", and "Core Greenlands" on "Schedule A-1 Land Use Plan". The amendment will facilitate the development of the Site for residential, commercial, and institutional uses, while preserving the natural heritage features on the Site.

Location

The Subject Lands are located on the west side of Highway 6, and east side of Beatty Line North, north of the termination of Vincent Street, Sadler Street, and Steele Street. The Site is currently used for agricultural and residential purposes.

Rationale

The proposed amendment is consistent with the policies of the Provincial Planning Statement, providing for a residential and mixed use development, meeting a demonstrated need and representing a logical extension of municipal infrastructure. The development will provide a wide range and diverse mix of housing types and options, and will make efficient use of existing public infrastructure and services. The range of residential dwelling types and sizes which will provide additional housing choices for existing and future residents and will add to the existing housing stock within the Wellington County and Township of Centre Wellington.

The proposed amendment for the Site is appropriate and constitutes a logical adjustment to the Township's Urban Boundary and Built Boundary. Bringing the Site into the urban area and redesignating them accordingly will extend an established pattern of residential and mixed use growth while supporting the development of a complete community.

The proposed amendment is consistent with the policies of the Provincial Planning Statement and conforms with the policies of the County of Wellington Official Plan and the Township of Centre Wellington Official Plan.

DRAFT

Part B – The Amendment

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment Number ____ to the Township of Centre Wellington Official Plan.

Details of the Amendment

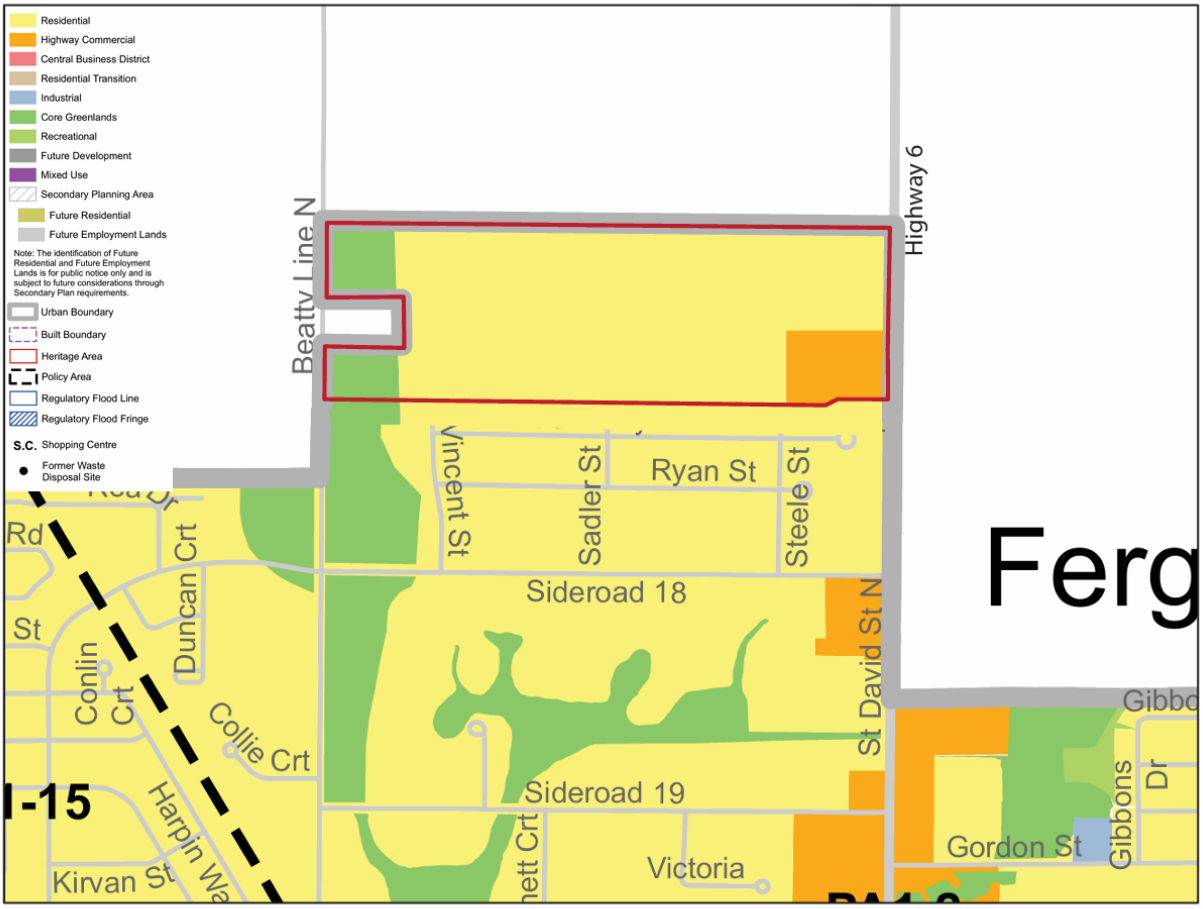
The Official Plan of the Township of Centre Wellington is hereby amended as follows:

1. THAT Schedule A-1 of the Township of Centre Wellington Official Plan (Land Use Plan - Fergus, Elora-Salem) is amended by including the area illustrated on Schedule 'A-1' within the "Urban Boundary" and "Built Boundary" and designating from "Agricultural" to "Residential", "Highway Commercial", and "Core Greenlands".

DRAFT

The Corporation of the Township of Centre Wellington

Schedule A-1
of
OFFICIAL PLAN AMENDMENT NO._____



THIS SCHEDULE A-1 OF AMENDMENT NO. ___ TO THE TOWNSHIP OF CENTRE WELLINGTON OFFICIAL PLAN DATED THIS ___ DAY OF ___, 2026.

APPENDIX 3

Draft Zoning By-law Amendment

The Corporation of the Township of Centre Wellington

By-law 2026-___

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 “A” to “R2”, “R3”, “R4”, “R6”, and “OS”

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 17 and Map 70 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule “A” which forms part of this by-law.

2. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.

3. 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 ____, 2026.

_____ _____

Mayor – Shawn Watters Municipal Clerk – Kerri O’Kane

DRAFT

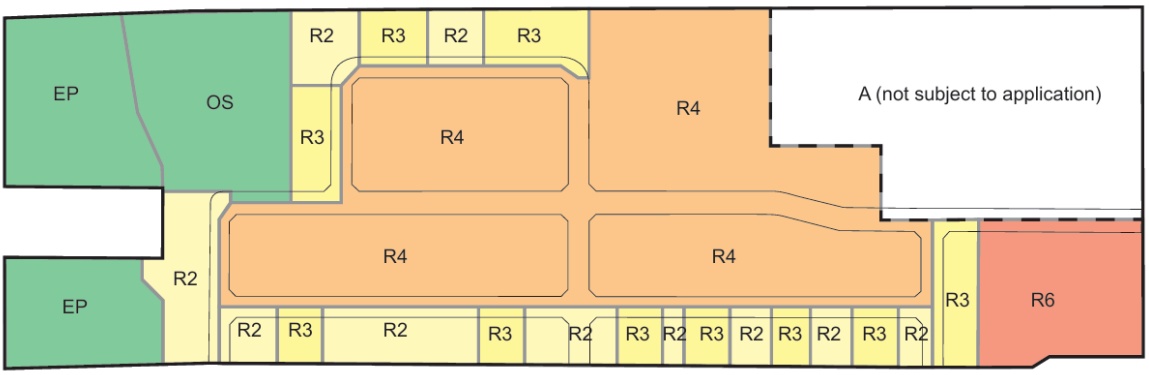
The Corporation of the Township of Centre Wellington

Schedule "A"

By-law 2026-_____

An Amendment to Schedule "A" Map 17 and Map 70 of the Township of Centre Wellington Zoning By-law No. 2009-045 as amended.

This is Schedule "A" to By-law 2026-____ passed this ___ day of ____ 2026.



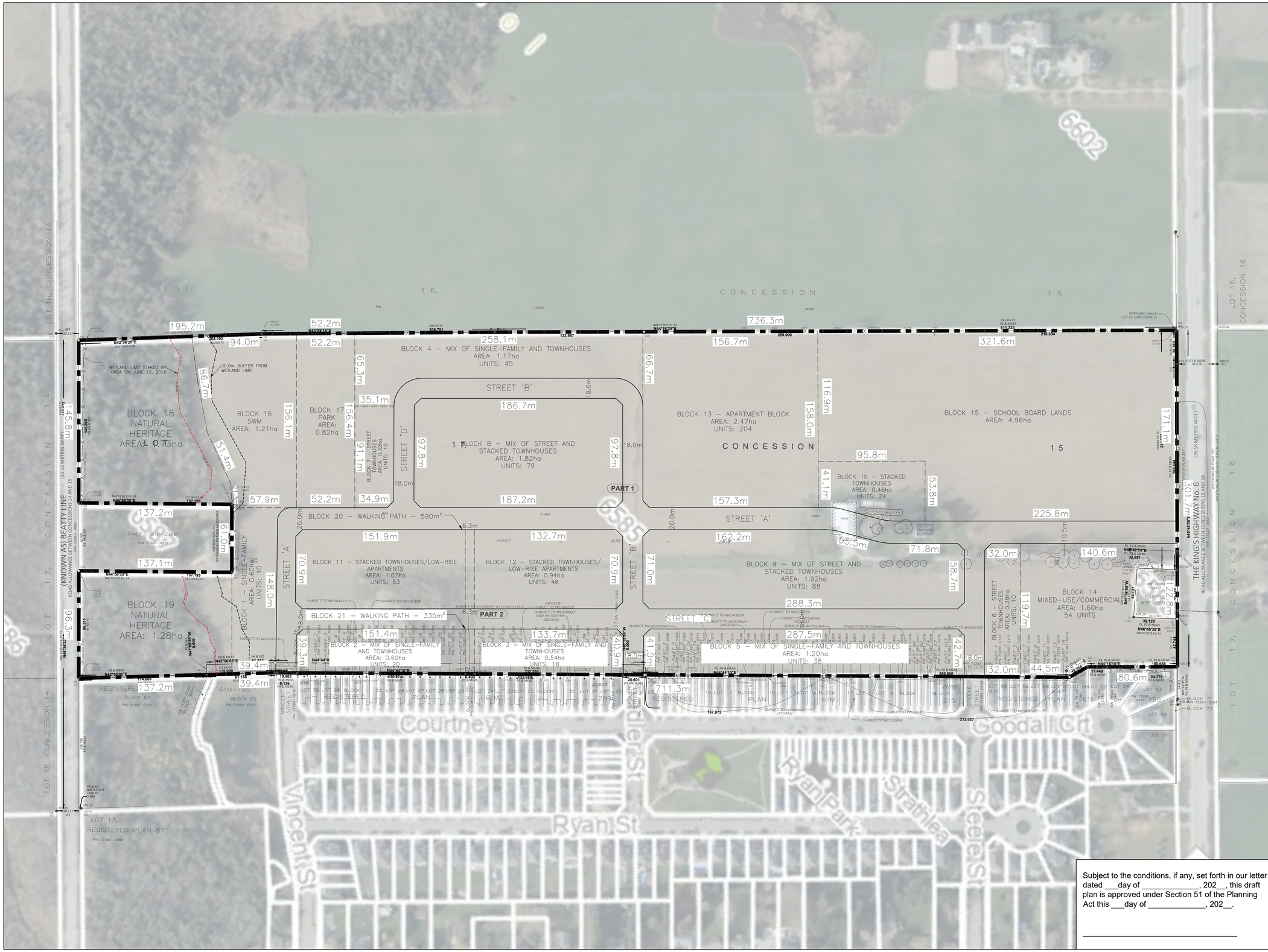
_____ _____

Mayor - Shawn Watters Municipal Clerk - Kerri O'Kane

DRA

APPENDIX 4

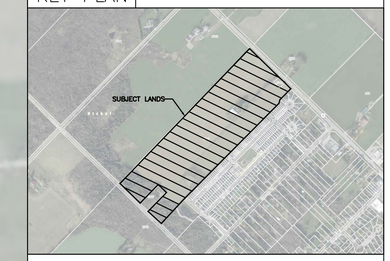
Draft Plan of Subdivision



Subject to the conditions, if any, set forth in our letter dated ___day of _____, 202__, this draft plan is approved under Section 51 of the Planning Act this ___day of _____, 202__.

_____

KEY PLAN



DRAFT PLAN OF SUBDIVISION

OF PART OF

LOT 17 CONCESSION 15

(GEOGRAPHIC TOWNSHIP OF NICHOL)

TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown	G) As shown
B) As shown	H) Municipal water supply available
C) As shown	I) Mix of Silty Sand & Silty Clay
D) As listed above	J) As shown
E) As shown	K) All municipal services to be available
F) As shown	L) As shown

PROPOSED LAND USES AND AREAS

Residential, Single-Family and Townhouses (Blocks 1-7)	4.81 ha
Residential, Street/Stacked Townhouses (Blocks 8-10)	4.21 ha
Residential, Stacked Townhouses/Low-Rise Apartments (Blocks 11-12)	2.01 ha
Residential, Apartment Buildings (Block 13)	2.47 ha
Mixed-Use/Commercial (Block 14)	1.60 ha
School Board Lands (Block 15)	4.96 ha
SWM (Block 16)	1.21 ha
Park (Block 17)	0.82 ha
Natural Heritage (Blocks 18-19)	3.01 ha
Walking Path (Blocks 20-21)	0.09 ha
Roads	4.09 ha
TOTAL	29.3 ha

OWNER'S CERTIFICATE

JAMES KROUSE
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

James Krouse, Authorized Signature — DATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

John S. Scott, OLS, Van Harten Land Surveyors — DATED

NO.	REVISION	DATE	INITIAL

6585 HIGHWAY #6
JAMES KROUSE

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DRAWN BY	PROJECT NO.
CM	KRS/FRG/25-01
DATE: AUGUST 2026	SCALE: 1:3,200