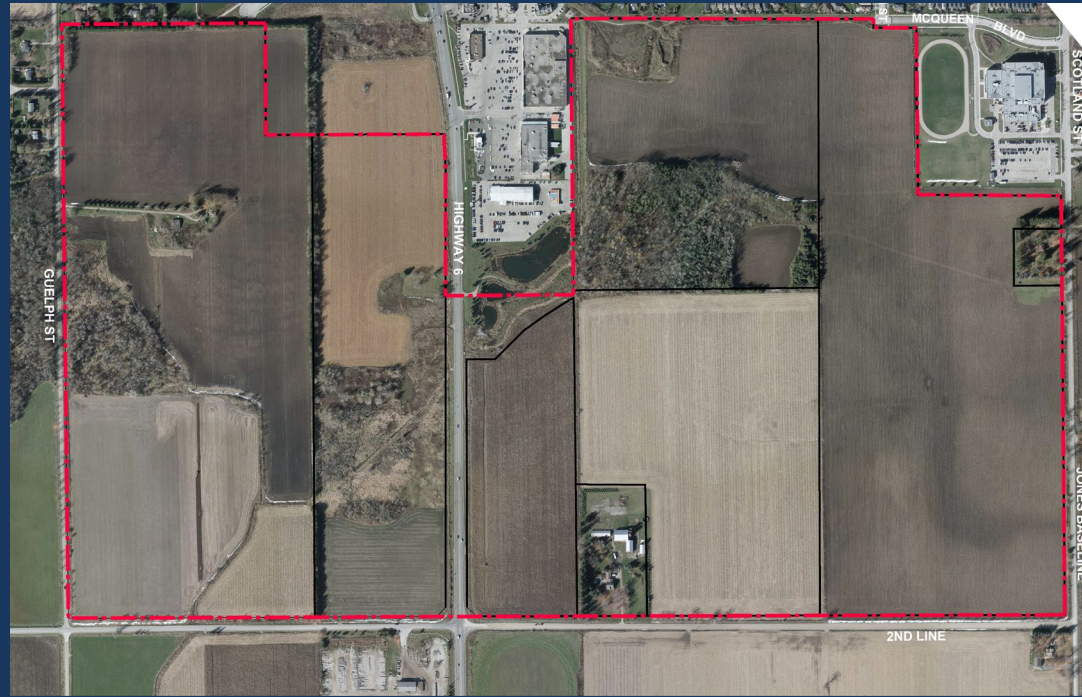


SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



PUBLIC INFORMATION CENTRE #1

June 24, 2021

AGENDA

- Introduction
- Purpose of the Study
- Study Process
- Background Information and Conditions
- Next Steps
- Comments

INTRODUCTION

Project Team



Planning, Cultural Heritage, Urban Design, Project Management



Environmental



Engineering



Financial



Archaeology

Technical Advisory Committee



Township of
Centre Wellington



Wellington
County



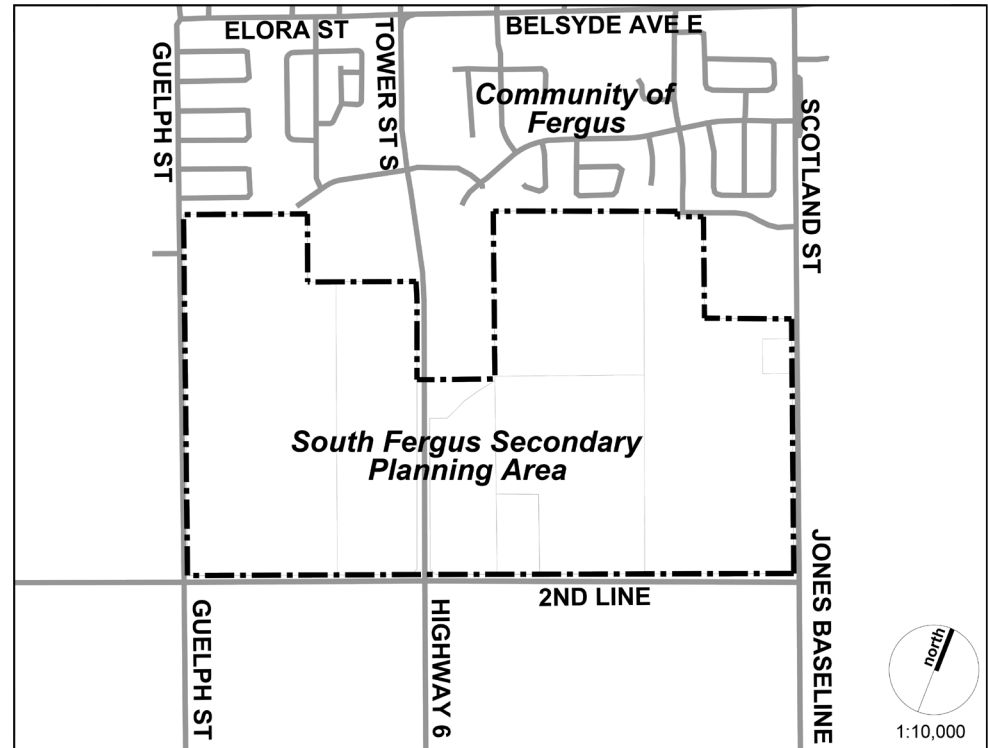
Grand River
Conservation Authority

STUDY PURPOSE

The purpose of the South Fergus Master Environmental Servicing Plan (MESP) and Secondary Plan is to guide the development of the remaining designated greenfield lands in South Fergus

The Secondary Plan will establish the land use designations and policy framework to be included in the Township Official Plan.

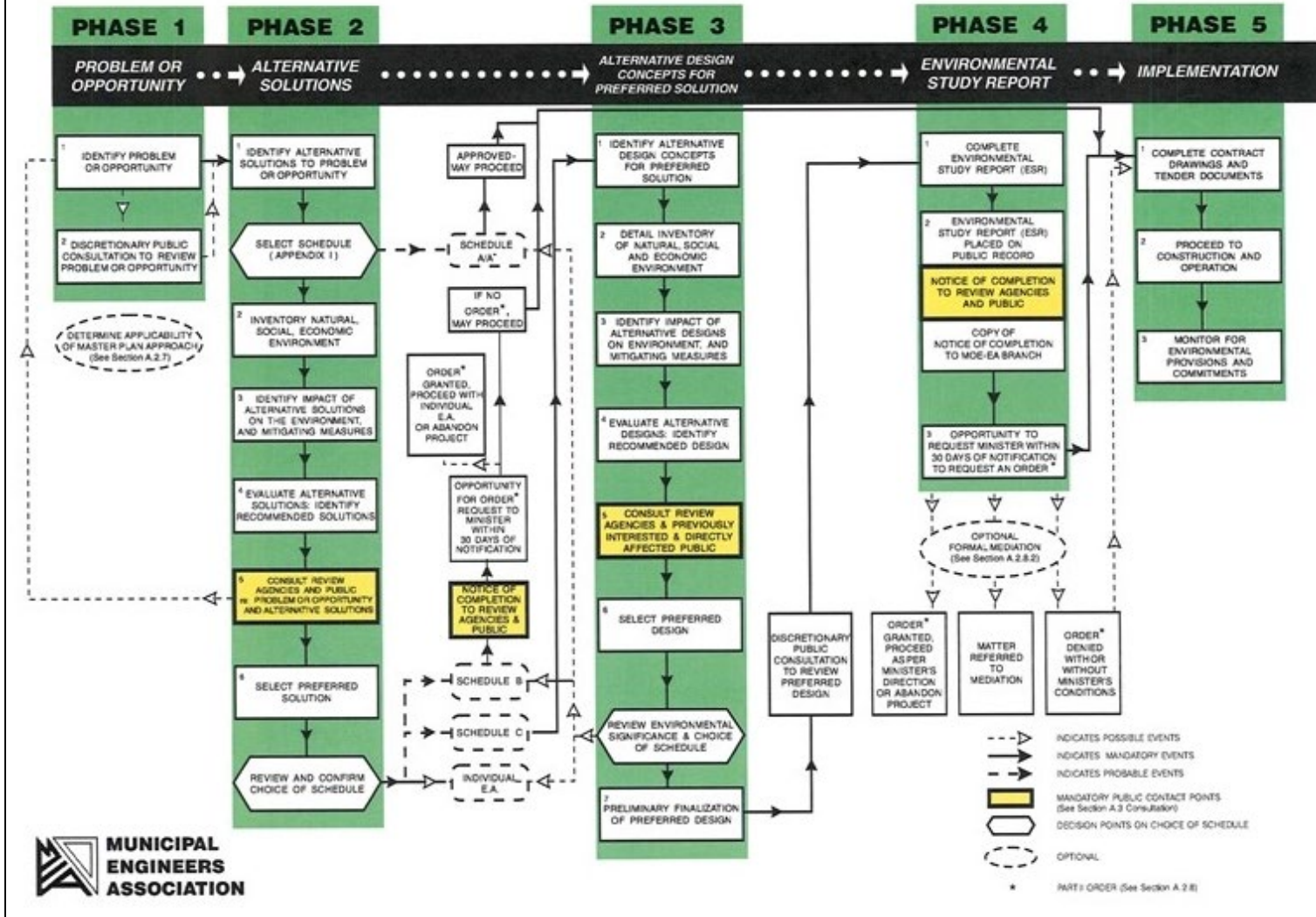
The MESP integrates infrastructure requirements for existing and future land use with environmental assessment planning principles.



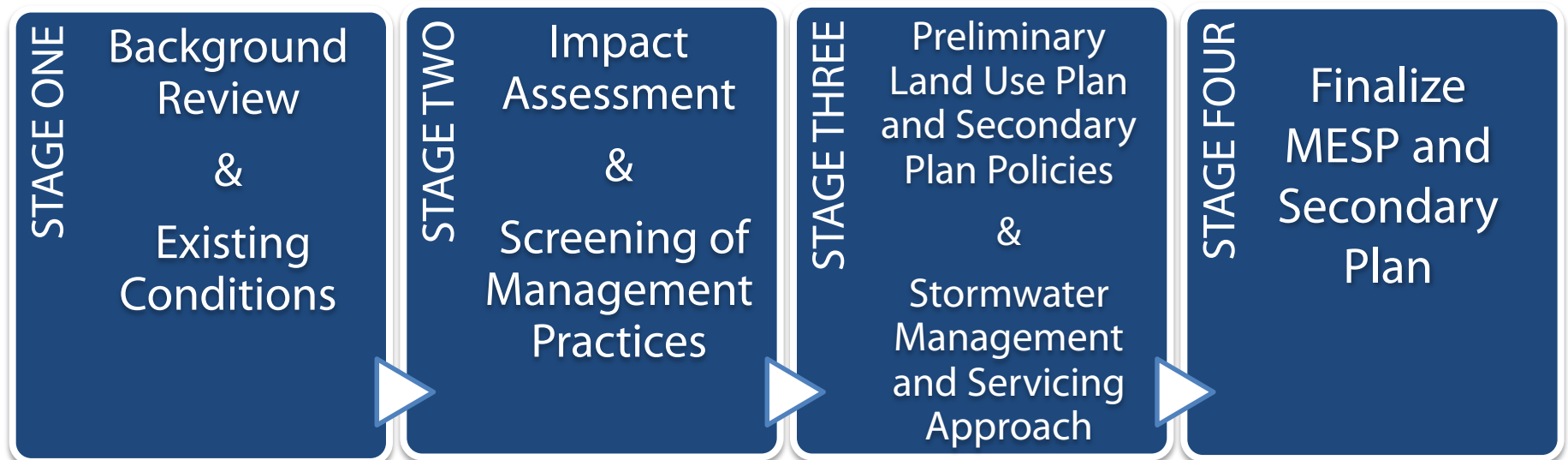
STUDY PROCESS

Municipal Class EA

NOTE: This flow chart is to be read in conjunction with Part A of the Municipal Class EA



STUDY PROCESS



Public Information Centre planned at each stage

BACKGROUND INFORMATION & CONDITIONS



Study Area



Location Plan

South Fergus MESP and Secondary Plan
Town of Fergus
Township of Centre Wellington
County of Wellington

Legend

-  Study Area (±151 ha)
-  Parcel Fabric*

Base Map Source:

Imagery: Northway/Photomap/Remote Sensing Ltd, 2020 and GRCA 2015

*Parcel fabric digitized from GRCA web mapping and is approximate in size and location

DATE: May 2021

SCALE: NTS

FILE: 19144A

DRAWN: DGS



K10144A - South Fergus MESP and Secondary Plan/PTL/Location Plan.dwg

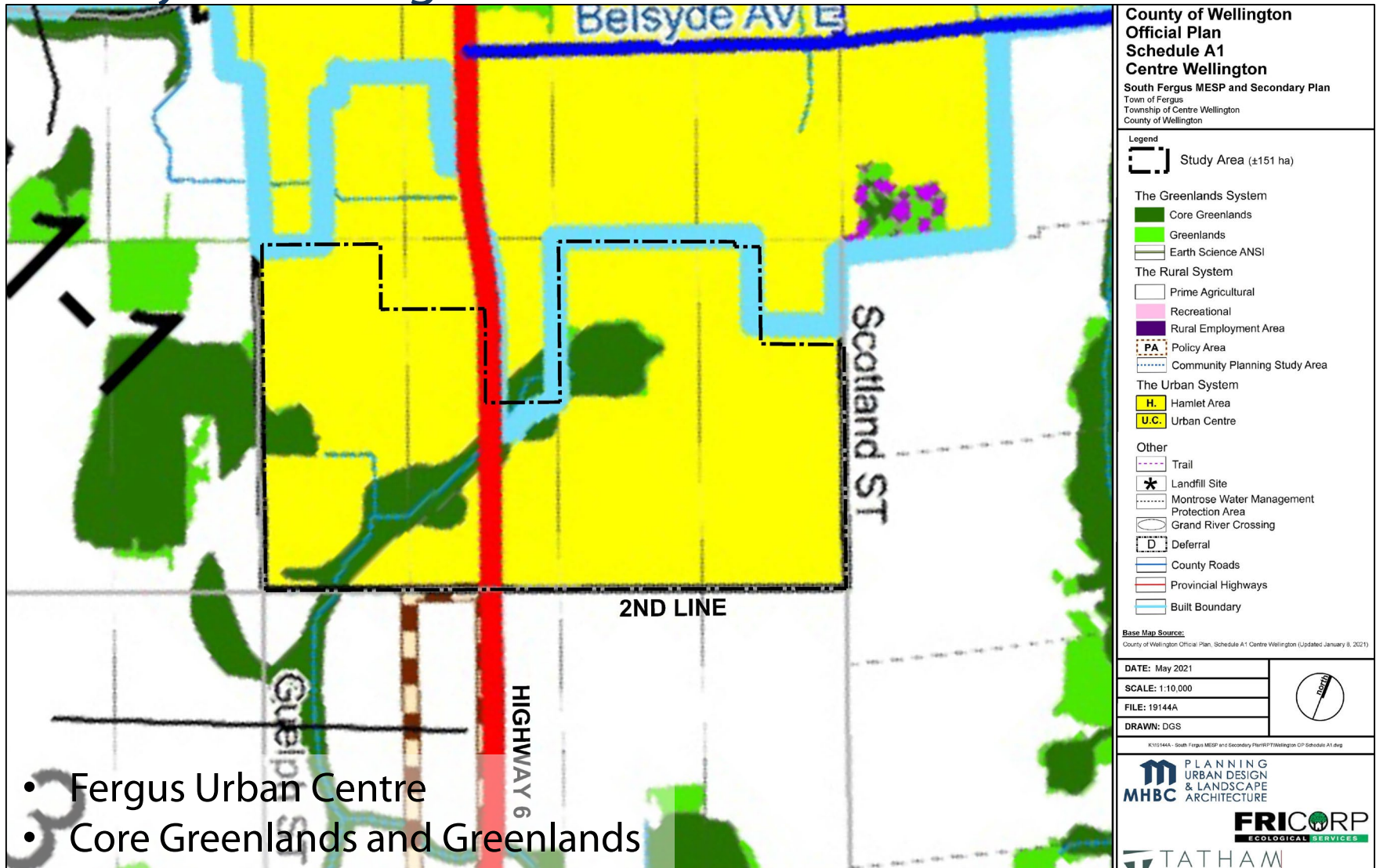
MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

FRICORP
ECOLOGICAL SERVICES

TATHAM
ENGINEERING

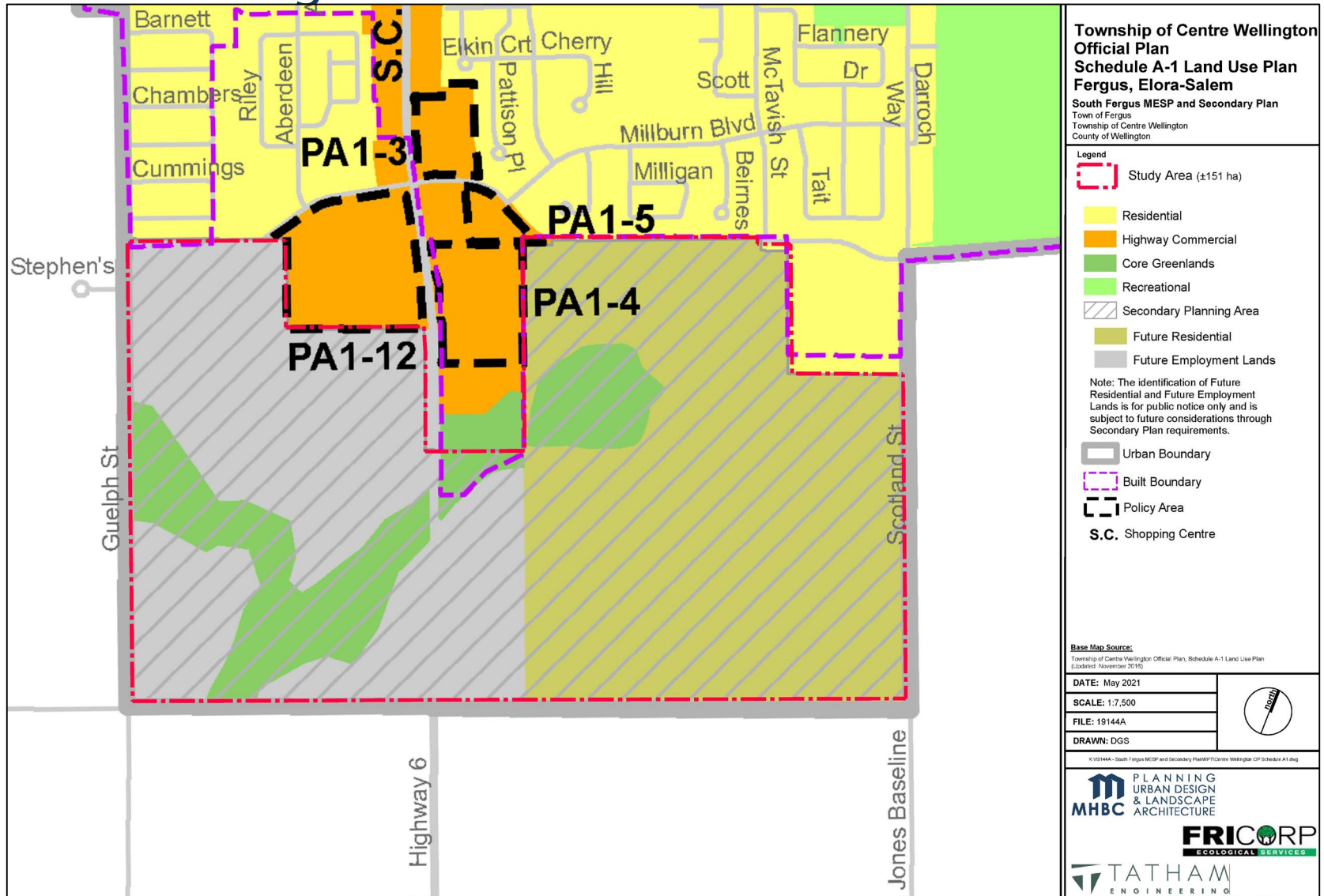
BACKGROUND INFORMATION & CONDITIONS

County of Wellington Official Plan



BACKGROUND INFORMATION & CONDITIONS

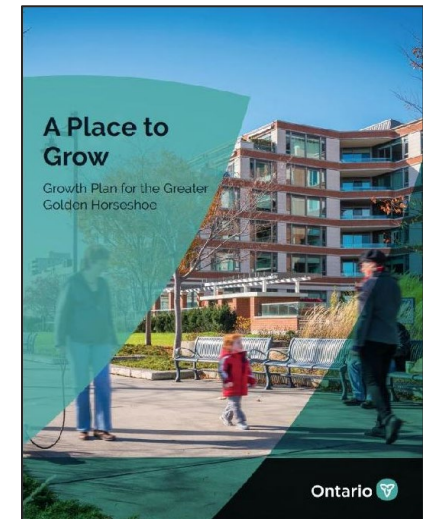
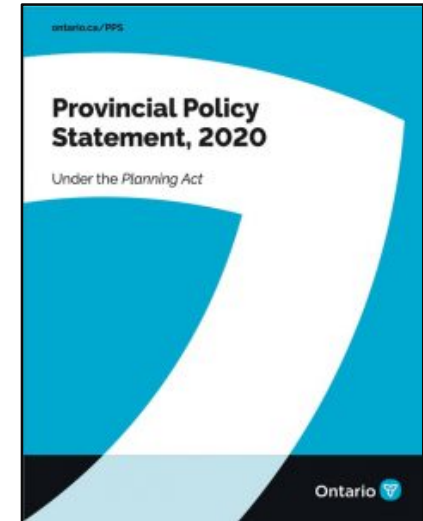
Centre Wellington Official Plan



BACKGROUND INFORMATION & CONDITIONS

Provincial Policy Direction

- Settlement areas that have municipal water and wastewater systems are to be the focus of growth and development
- Sufficient land is to be made available to accommodate projected needs for up to 25 years, including a 15 year supply of land that is designated and available for residential development
- New development to have a compact urban form and mix of uses and densities
- Achieve a minimum density in the Designated Greenfield Area of not less than 40 residents and jobs combined per hectare, excluding natural heritage features
- Protect natural heritage, water, agricultural, cultural heritage and archaeological resources
- Secondary Plan and MESP will be consistent with PPS and conform to A Place to Grow



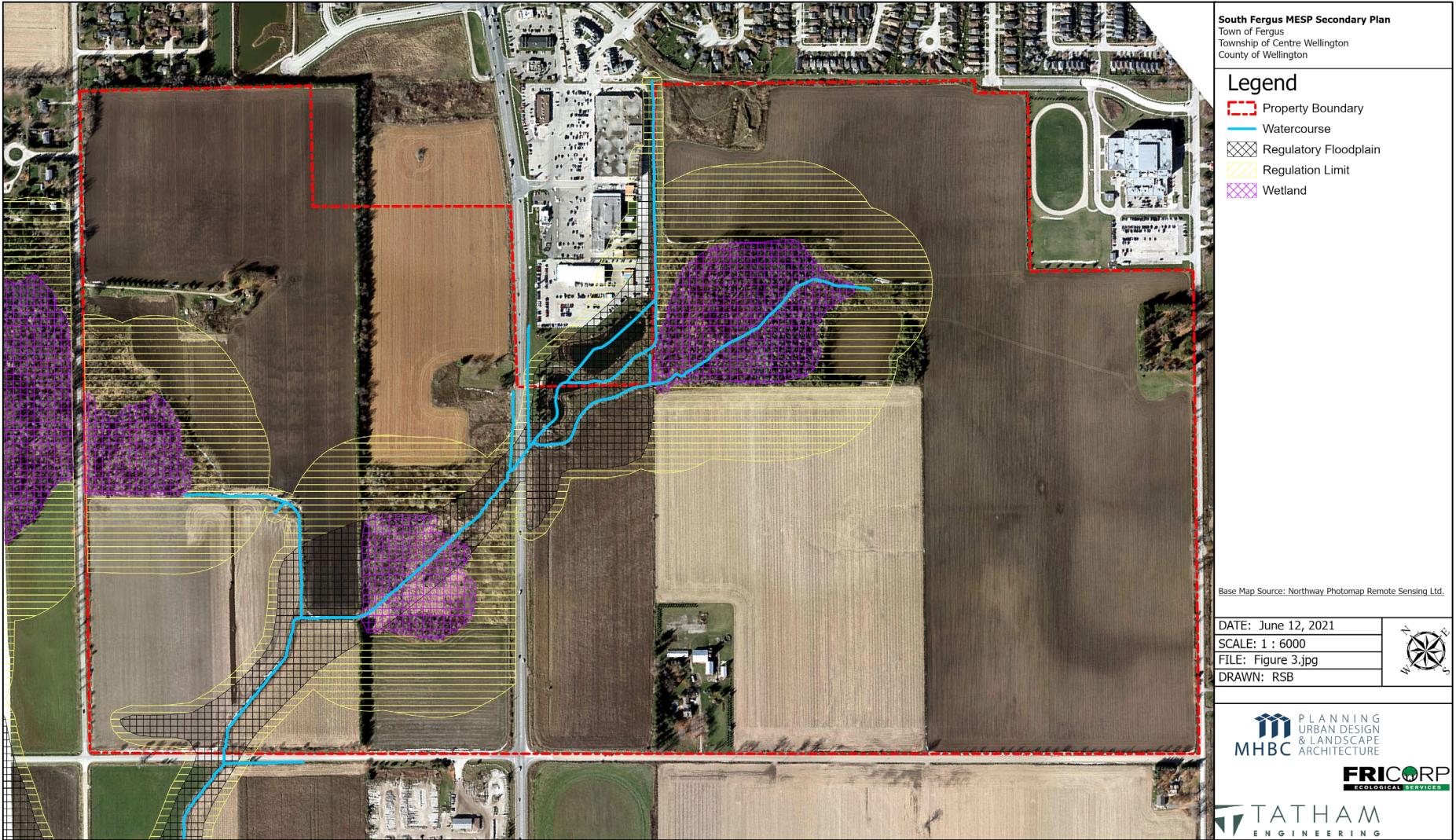
BACKGROUND INFORMATION & CONDITIONS

Natural Features – Ecological Land Classification



BACKGROUND INFORMATION & CONDITIONS

Natural Features – GRCA Data



BACKGROUND INFORMATION & CONDITIONS

Natural Features – Survey Stations & Observation Locations



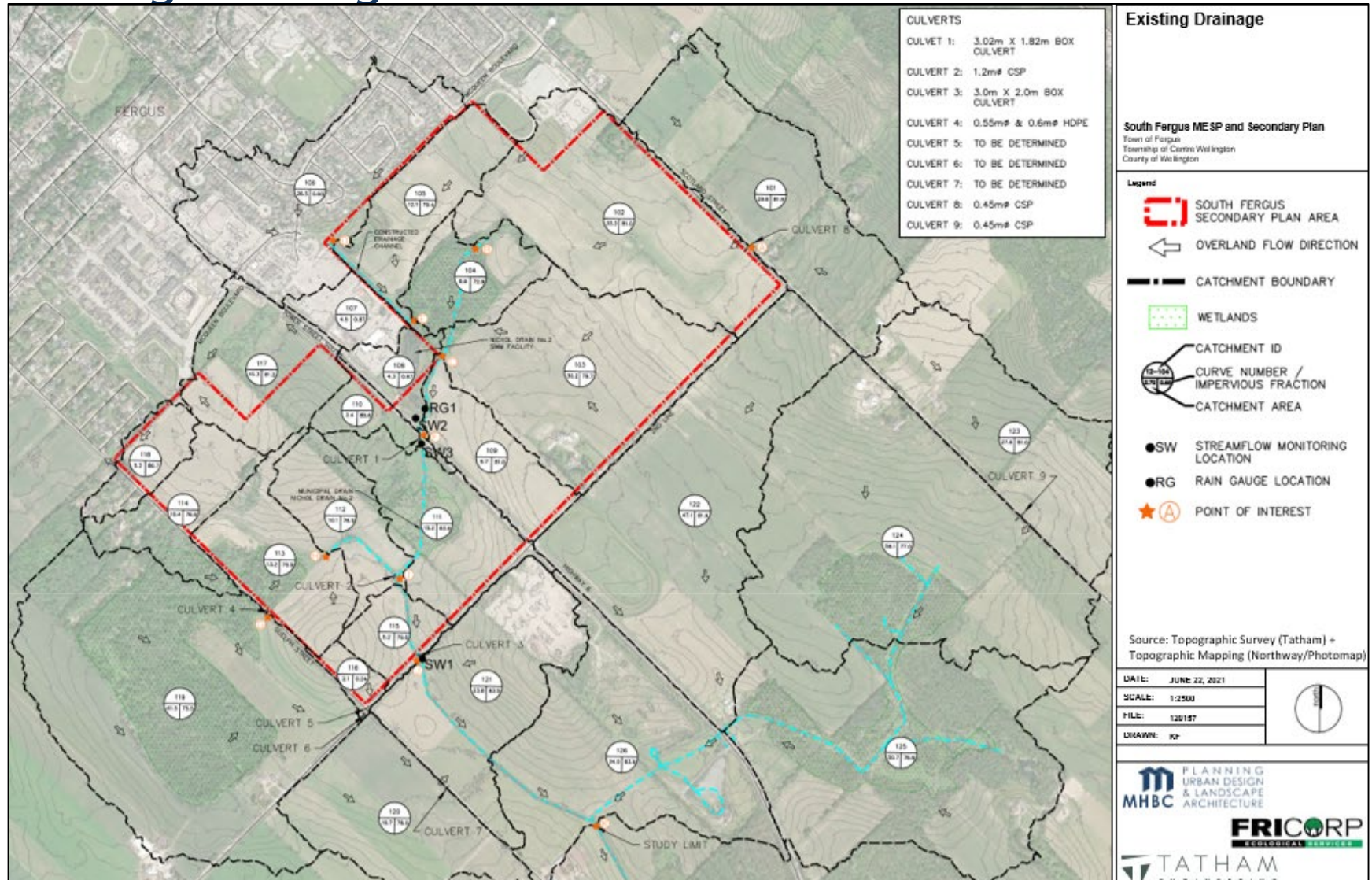
BACKGROUND INFORMATION & CONDITIONS

Natural Features – Proposed Buffers



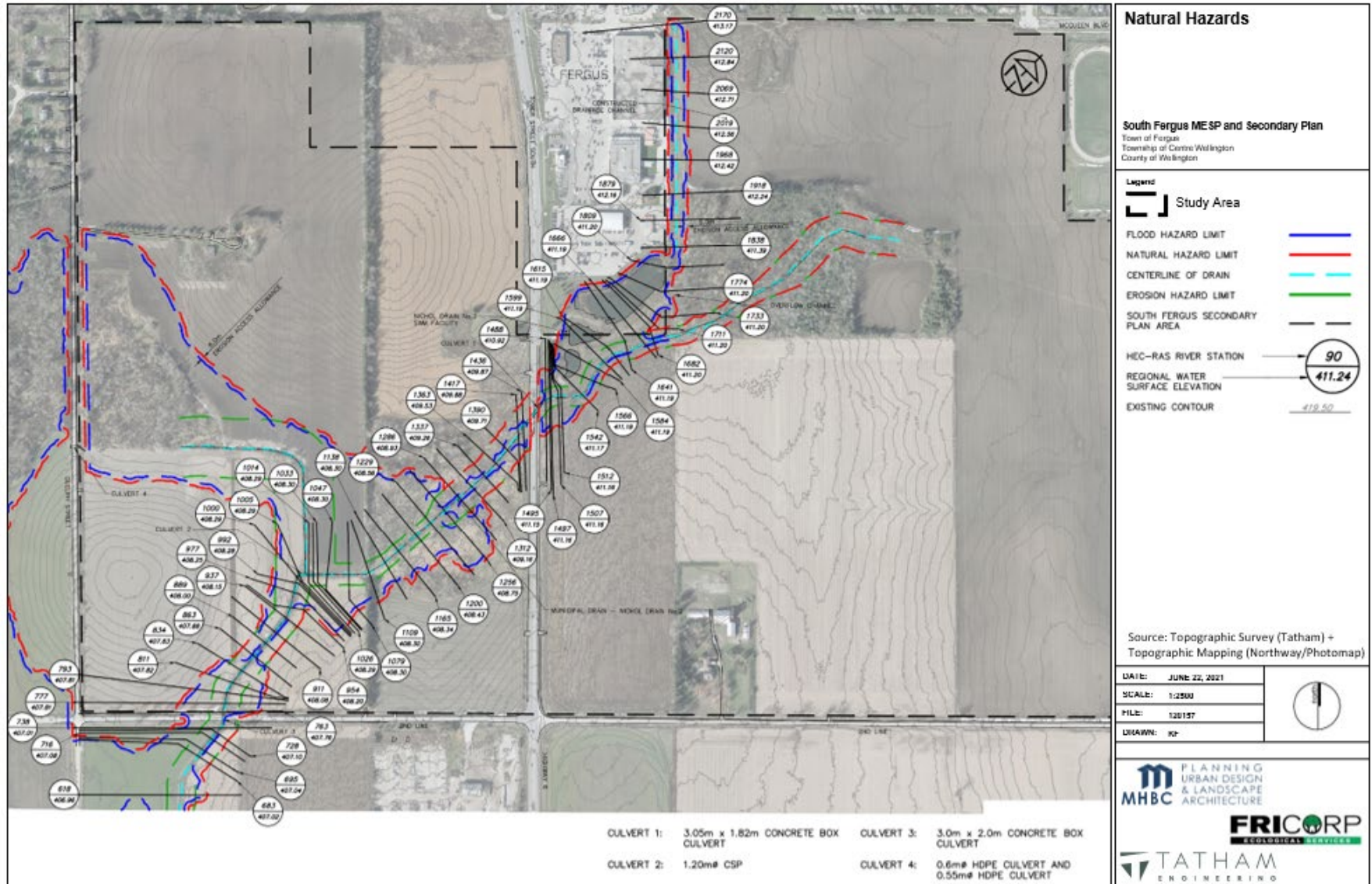
BACKGROUND INFORMATION & CONDITIONS

Existing Drainage



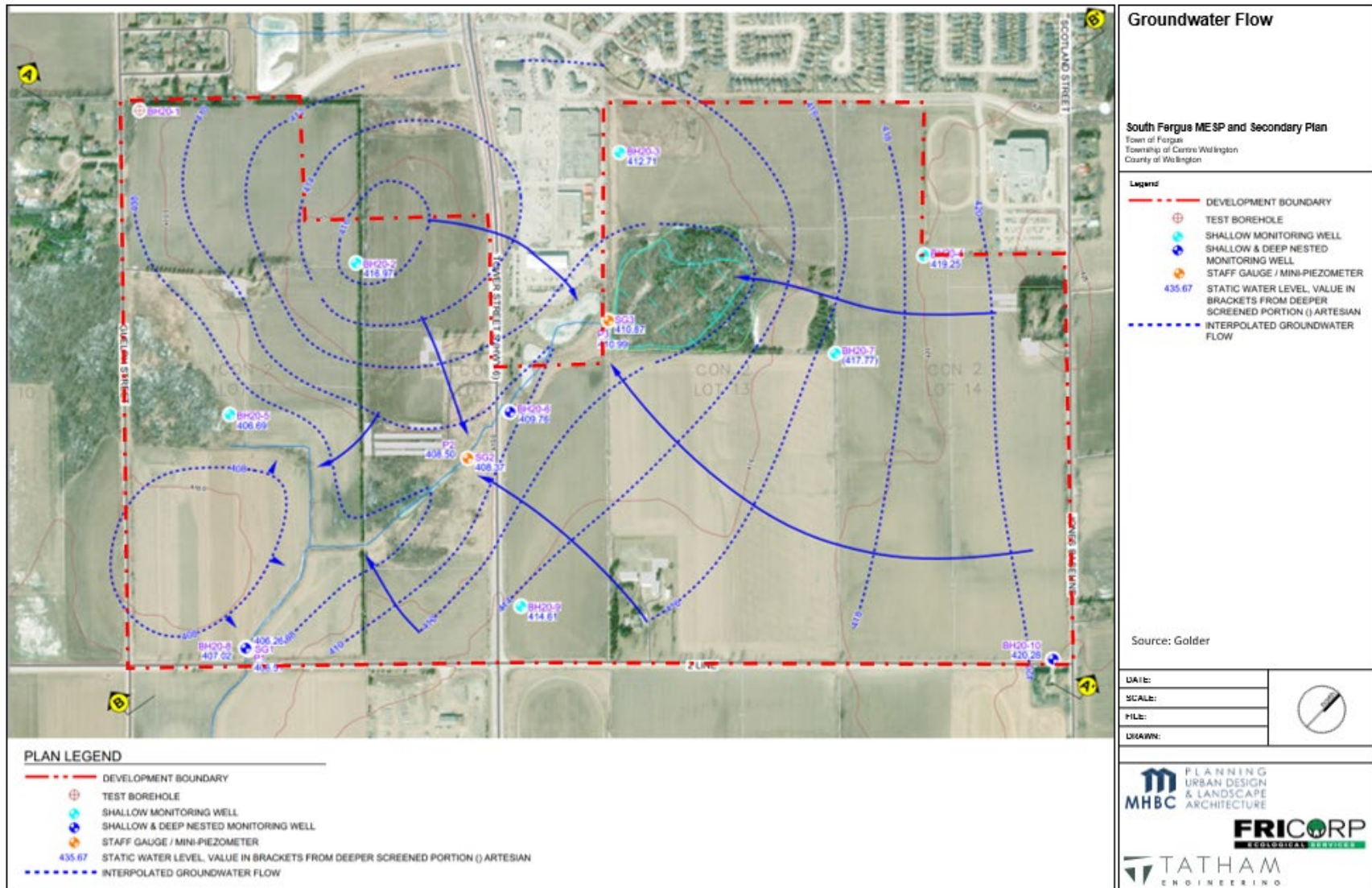
BACKGROUND INFORMATION & CONDITIONS

Natural Hazards



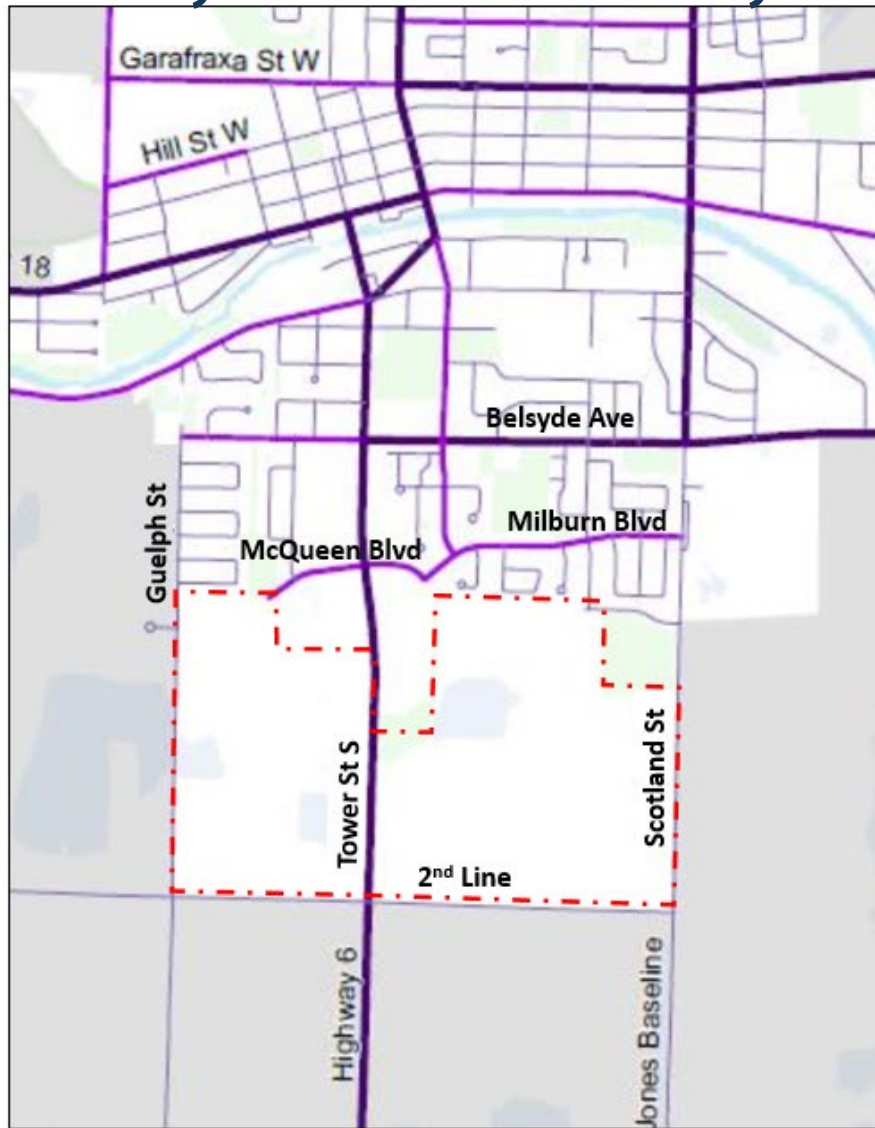
BACKGROUND INFORMATION & CONDITIONS

Groundwater Flow



BACKGROUND INFORMATION & CONDITIONS

Road System – Hierarchy & Classification



Road System Hierarchy & Classification

South Fergus MESP and Secondary Plan
Town of Fergus
Township of Centre Wellington
County of Wellington

Legend

- Study Area
- Arterial
- Collector
- Local

Arterial Roadways: Serve as the major connecting links for inter-urban traffic and generally consist of Provincial highways and County roads.

Collector Roadways: Provide access between local and arterial roads and generally helps to circulate traffic within an individual neighbourhood.

Local Roadways: Connect adjacent properties to collector roads. They are not intended to act as through routes or play a main connecting role in the traffic network.

Source: Township of Centre Wellington Transportation Master Plan

DATE: JUNE 22, 2021

SCALE: N1:S

FILE: 120157

DRAWN: MJC



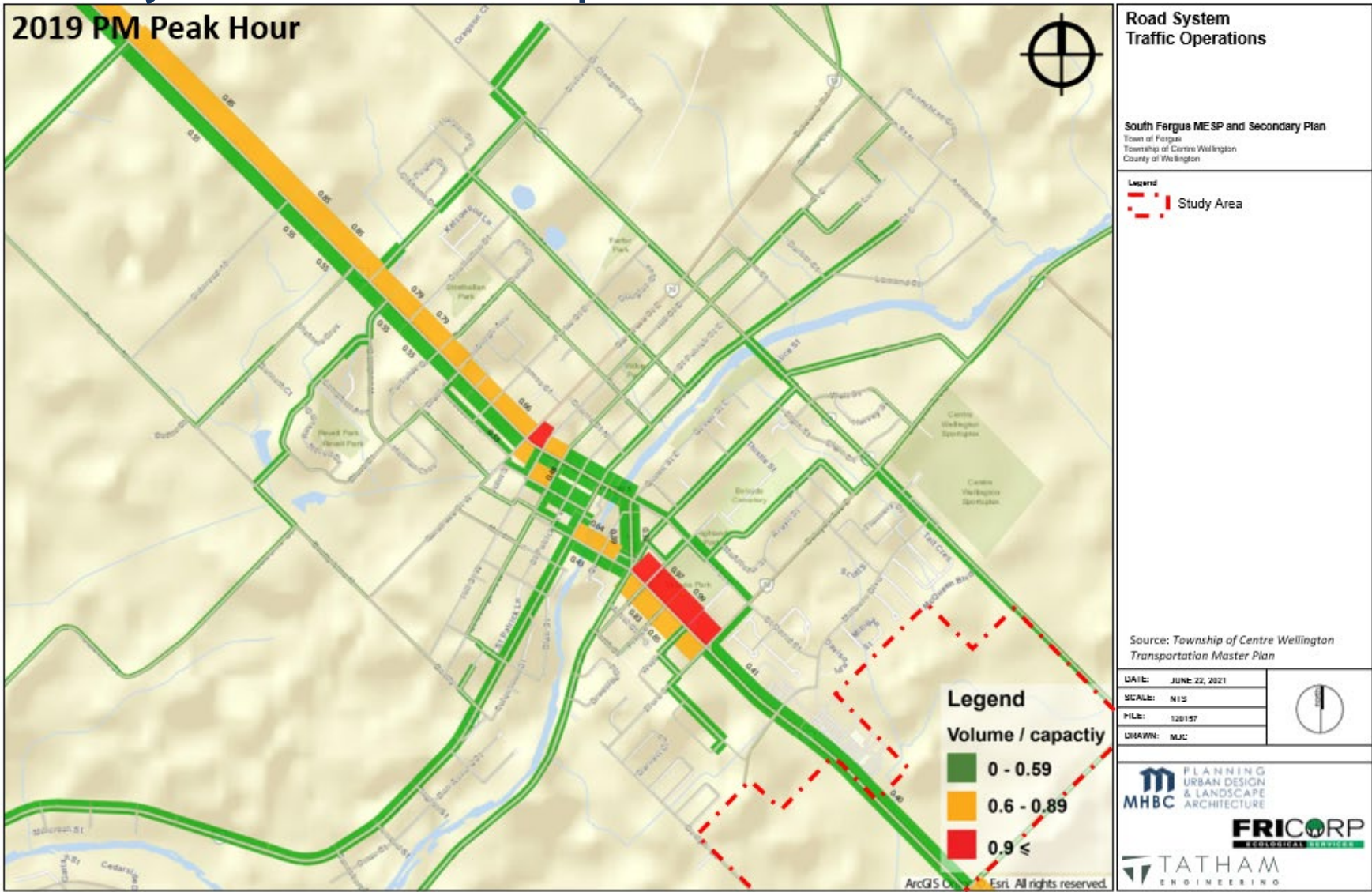
PLANNING
MHBC URBAN DESIGN & LANDSCAPE ARCHITECTURE

FRICORP
CORPORATE CONSULTANTS

TATHAM
ENGINEERING

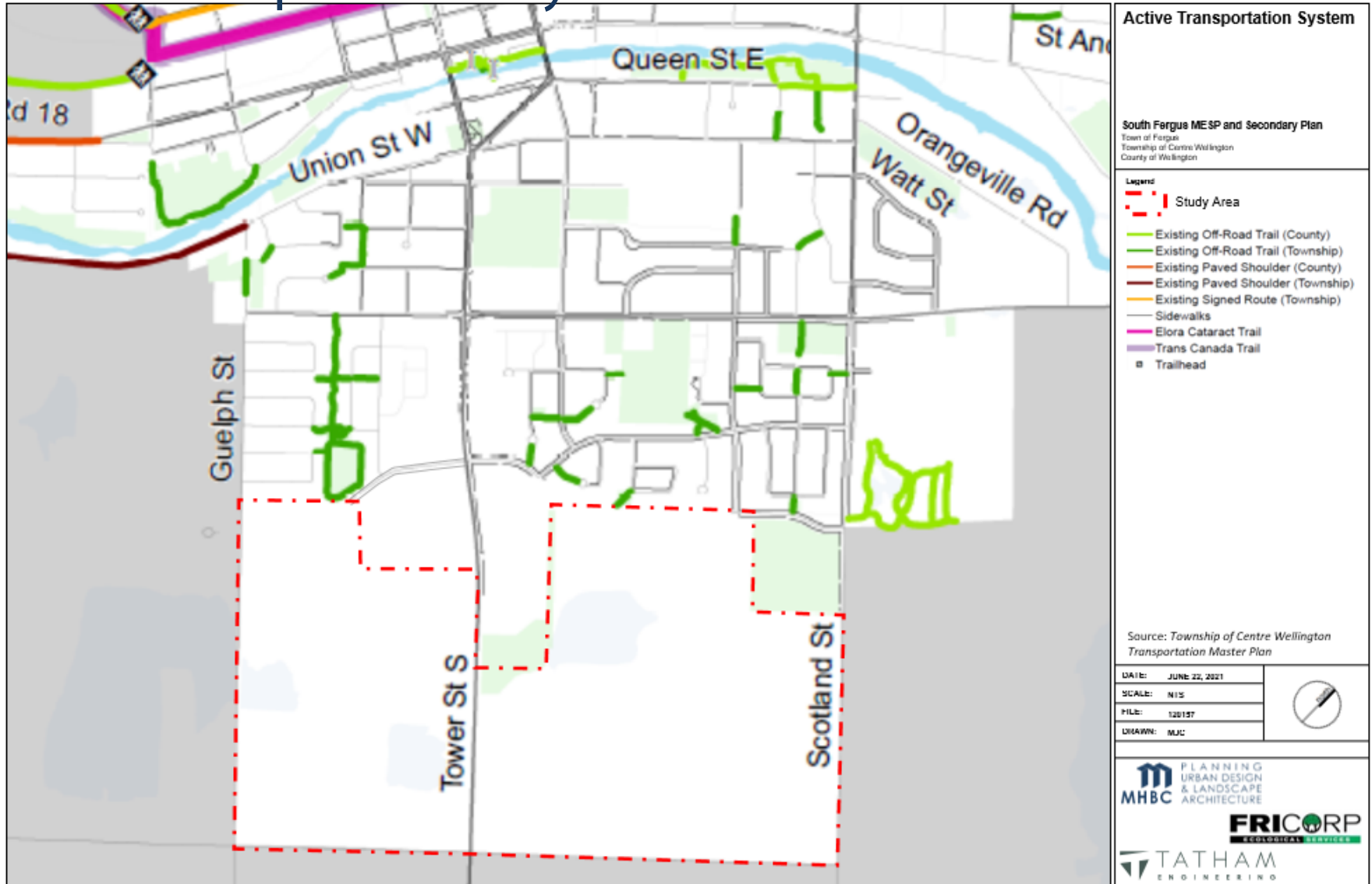
BACKGROUND INFORMATION & CONDITIONS

Road System – Traffic Operations



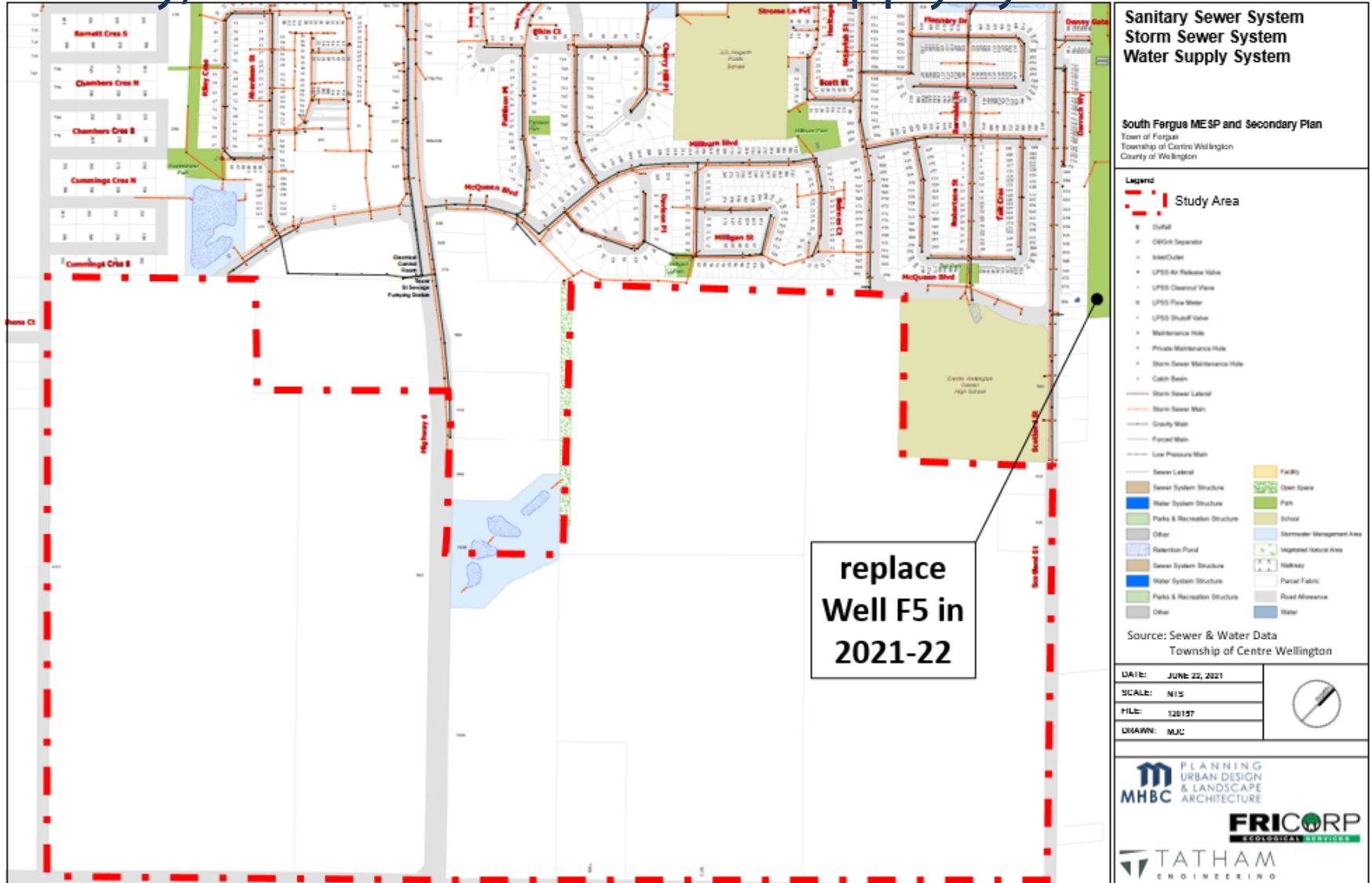
BACKGROUND INFORMATION & CONDITIONS

Active Transportation System



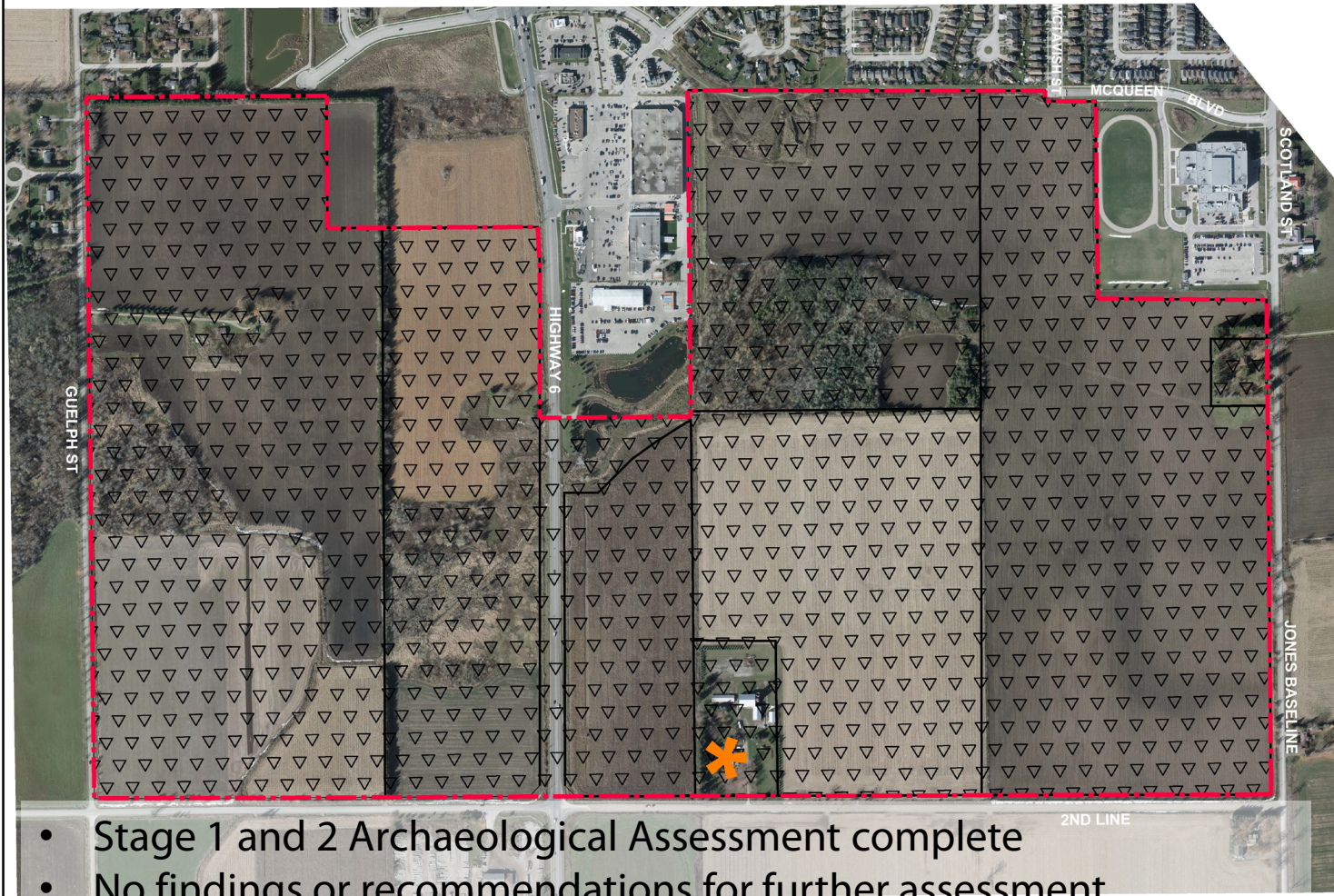
BACKGROUND INFORMATION & CONDITIONS

Sanitary, Storm Sewer and Water Supply Systems



BACKGROUND INFORMATION & CONDITIONS

Cultural Heritage



- Stage 1 and 2 Archaeological Assessment complete
- No findings or recommendations for further assessment
- 7856 Second Line identified as being of Cultural Heritage Value or Interest

Cultural Heritage Resources

South Fergus MESP and Secondary Plan
Town of Fergus
Township of Centre Wellington
County of Wellington

Legend

- Study Area (±151 ha)
- Properties of Cultural Heritage Value or Interest 7856 Second Line
- Stage 1 and 2 Archaeological Assessment Completed
- Parcel Fabric*

Base Map Source:

Imagery: Northway/Photomaps/Remote Sensing Ltd, 2020 and GRCA 2015
Archaeology: Stage 1-2 Archaeological Assessment, AMICK Consultants Limited, April 2021
Heritage: Township of Centre Wellington Heritage Property Mapping

*Parcel fabric digitized from GRCA web mapping and is approximate in size and location

DATE: May 2021

SCALE: NTS

FILE: 19144A

DRAWN: DGS



K119-144A - South Fergus MESP and Secondary Plan/PT/Culture Heritage Resources.docx



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



PRELIMINARY STUDY DIRECTIONS

- Protect natural features and establish buffers
- Plan for a mix of land uses, housing types and neighbourhood uses
- Plan to accommodate a minimum of 6,000 new people and additional jobs
- Design stormwater management facilities and consider LID measures
- Determine network of new arterial and/or collector roads
- Determine location of parks/trails through the Study Area and connections to adjacent lands
- Prepare Policy Framework and Urban Design Guidelines for Study Area
- Determine optimal servicing infrastructure and design



NEXT STEPS

- Prepare Preliminary Land Use Plan and Servicing Options
- Determine preferred land use plan
- Prepare draft MESP and Secondary Plan
- Public Information Centre #2

All reports will be posted on Connect CW

<https://www.connectcw.ca/south-fergus-master-environmental-servicing-plan-and-secondary-plan>

COMMENTS AND QUESTIONS