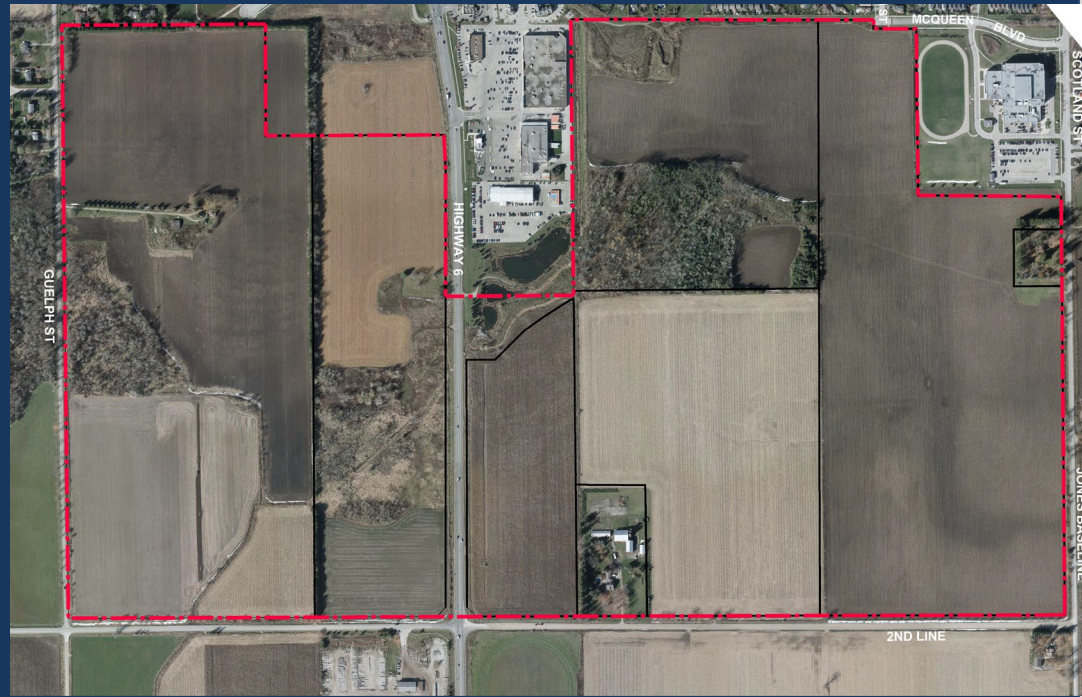


# SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



## PUBLIC INFORMATION CENTRE #2

April 13, 2022

# AGENDA

- Introduction
- Project Status Update
- Alternatives Concepts and Evaluation
- Preferred Land Use Plan and Stormwater Management and Servicing Approach
- Population and Employment Density Analysis
- Draft Secondary Plan - Land Use Designations
- Discussion and Input

# INTRODUCTION

## Project Team

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Planning, Cultural Heritage, Urban Design, Project Management



Environmental



Engineering



Financial



Archaeology

## Technical Advisory Committee

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Township of  
Centre Wellington



Wellington  
County



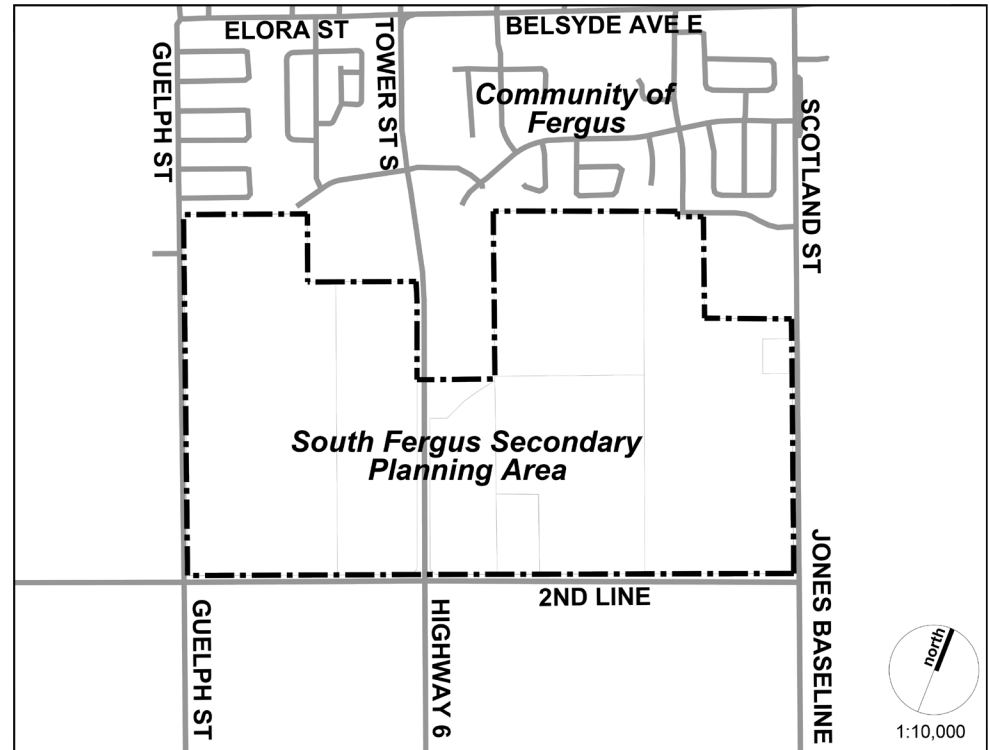
Grand River  
Conservation Authority

# 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.

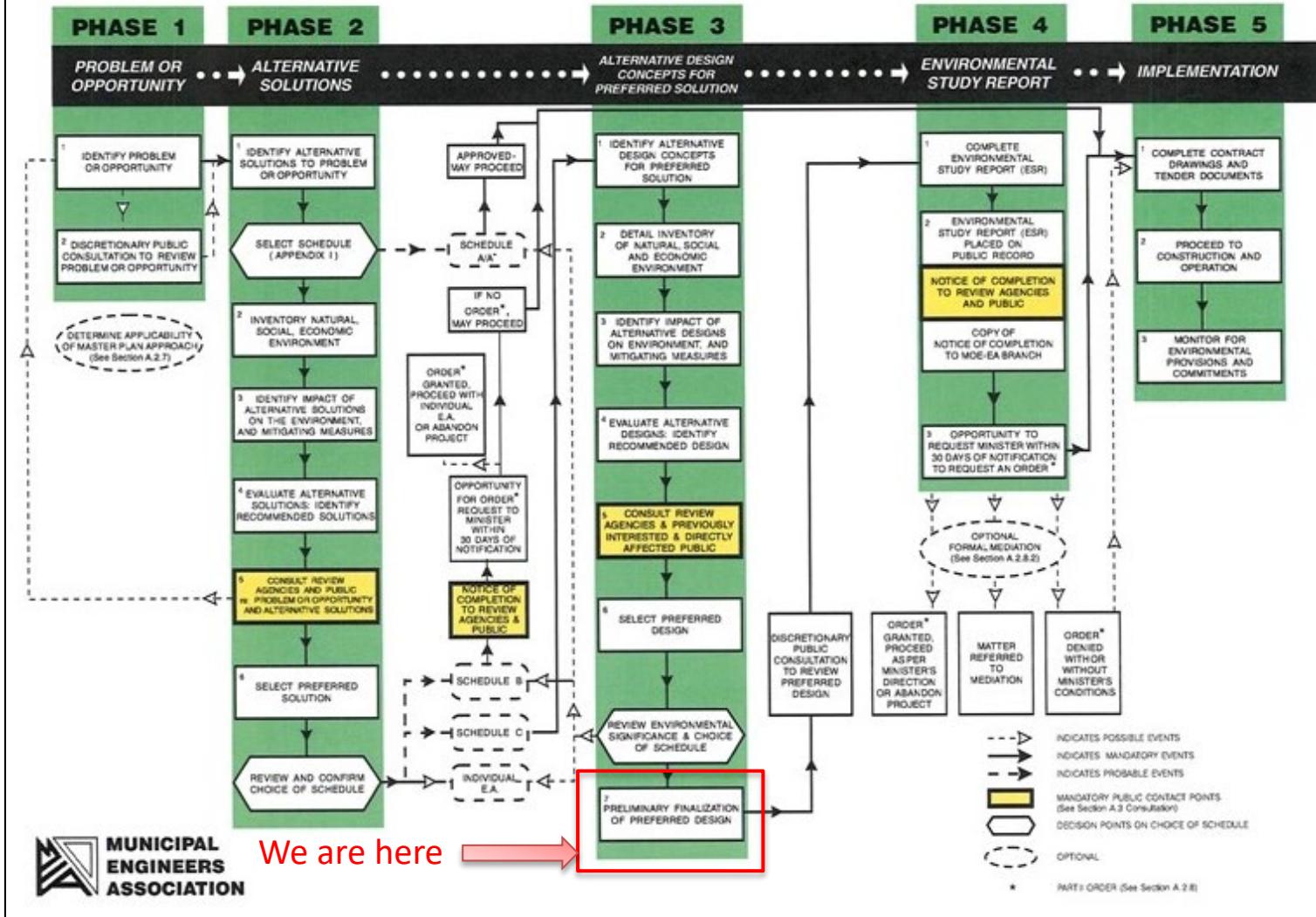
The MESP integrates infrastructure requirements for existing and future land use with environmental assessment planning principles.



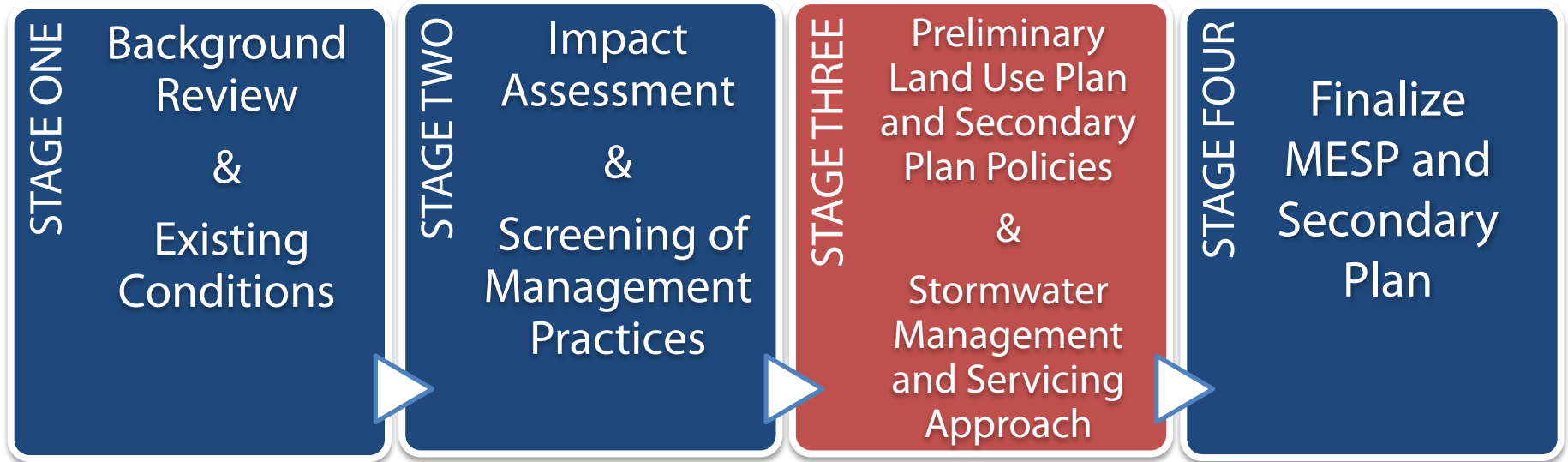
# STUDY PROCESS

## Municipal Class EA

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



# STUDY PROCESS





# IDENTIFICATION OF ALTERNATIVES

## **Considerations for Alternative Designs:**

- Natural heritage feature delineation and buffers
- Stormwater management pond locations
- Collector road network
- Allocation of density
- Employment and commercial uses
- Scale and location of land uses
- Parkland requirements and distribution, including trail alignments

# EVALUATION CRITERIA

## **Summary Evaluation Criteria to Determine Preferred Land Use Plan:**

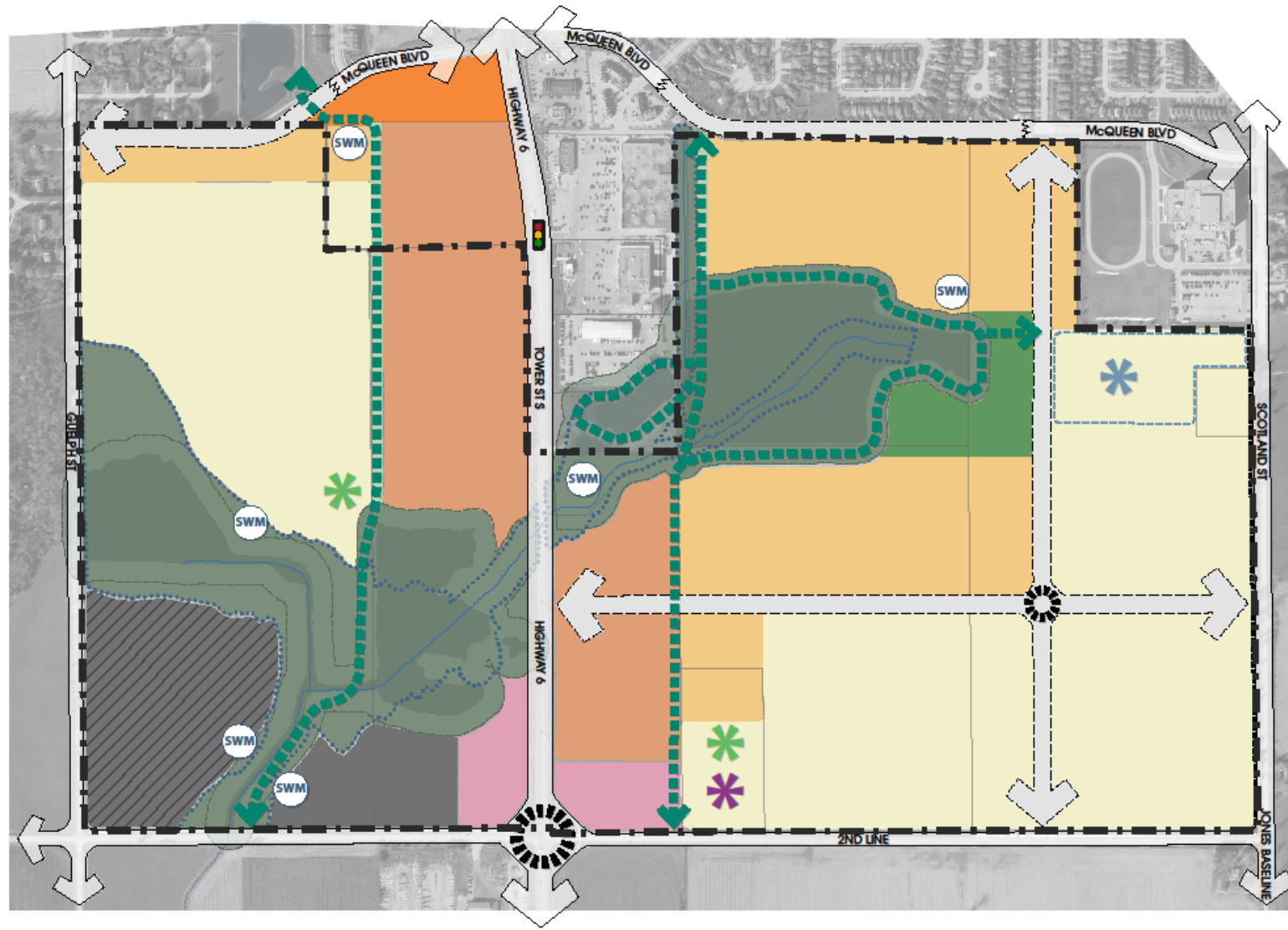
- Natural Environment
  - Natural Features
  - Groundwater Resources
  - Surface Drainage
  - Species at Risk
- Socio-Economic
  - Land Use Policy
  - Existing and Approved Land Uses
  - Community connectivity and recreational opportunities
- Cultural Environment
  - Archaeological
  - Built Heritage
- Transportation
- Municipal Services
- Financial



# ALTERNATIVE DESIGN CONCEPTS

	LOW DENSITY	HIGH DENSITY	PREFERRED PLAN
DENSITY	44 persons per hectare	56 persons per hectare	60 persons per hectare
COLLECTOR ROAD NETWORK	One connection to Guelph Street	One connection to Guelph Street	
	One connection to Scotland Street	One connection to Scotland Street	One connection to Scotland Street
	Two new connections to Second Line	Two new connections to Second Line	One new connection to Second Line
	Extension of McQueen to Second Line and Scotland Street	Extension of McQueen to Second Line and Scotland Street	Extension of McQueen to Guelph Street and Scotland Street
HIGHWAY 6 CORRIDOR	Mixed Use Corridor	Mixed Use Corridor	Mixed Use Corridor
HIGHWAY 6 & SECOND LINE	Mixed Use Corridor	Gateway commercial at northwest quadrant	Gateway commercial at northwest and northeast quadrants
OTHER			Provision for employment uses
The following were fixed in each of the land use scenarios: <ul style="list-style-type: none"> <li>Natural features and buffers</li> <li>Stormwater management facility locations</li> </ul>			

# PREFERRED LAND USE PLAN



## Preferred Land Use Plan

South Fergus Secondary Planning Area

### LEGEND

- South Fergus Planning Area
- Property Lines (Approximate)
- Natural Heritage Features
- Creek
- Natural Hazard Limit
- Proposed Land Use**
  - Low Density Residential
  - Medium Density Residential
  - Mixed Use Corridor
  - Gateway Commercial
  - Business Park
  - Community Park
  - Natural Heritage
  - Highway Commercial
- Special Policy Area
- Future School
- Neighbourhood Park Locations
- Preliminary SWM Locations
- Trail Corridor
- Proposed Collector Roads
- Potential Roundabout
- Property of Cultural Heritage Value or Interest

Date: April, 2022

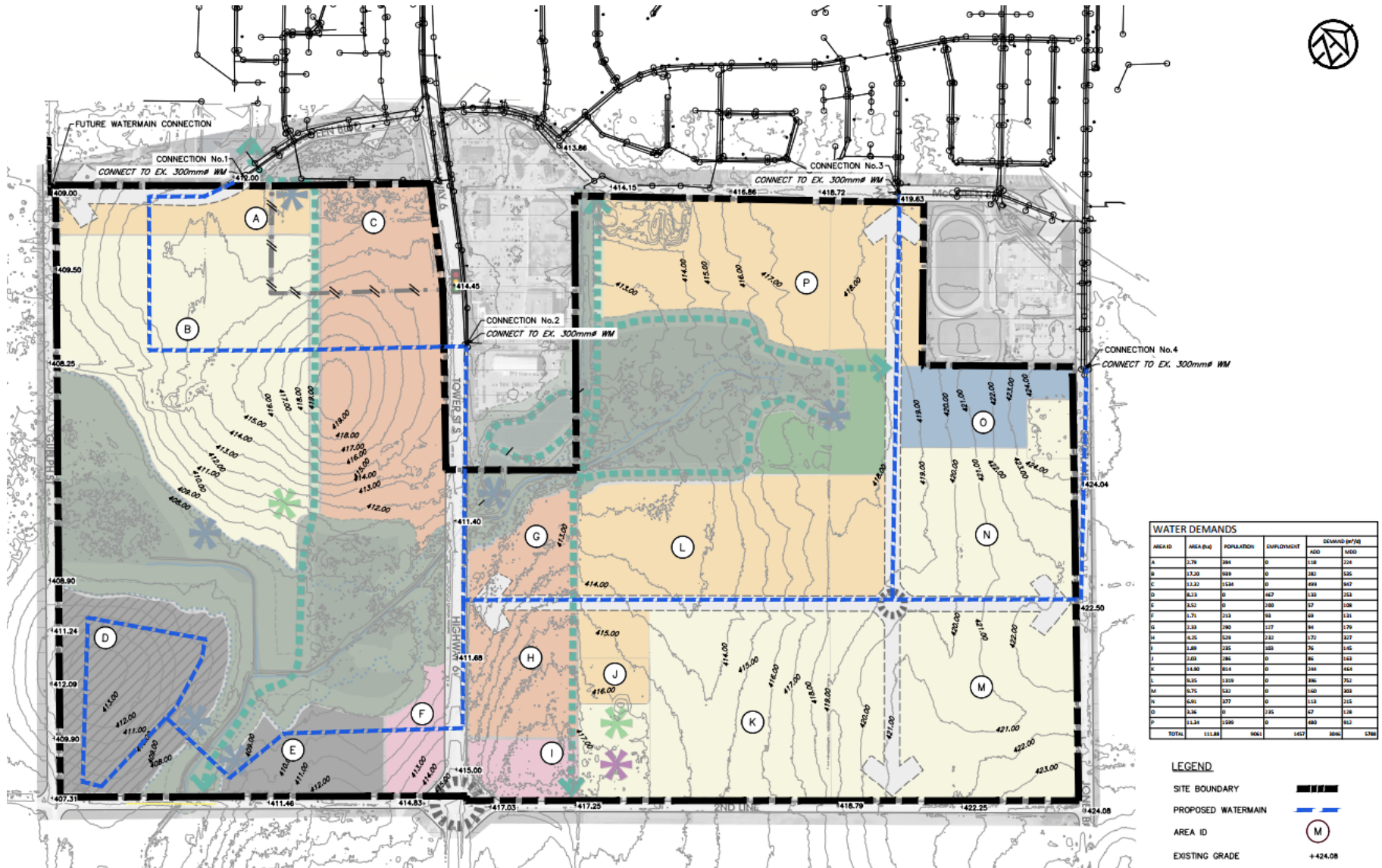
Project: 19144A

**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200 MILLIKEN AVENUE, SUITE 100, KITCHENER, ONTARIO, CANADA  
N2C 1K2 | TEL: 519.333.1111 | WWW.MHBC.CA

# WATERMAIN SYSTEM (Preliminary)

## Preferred Land Use Plan





# Preferred Land Use Plan

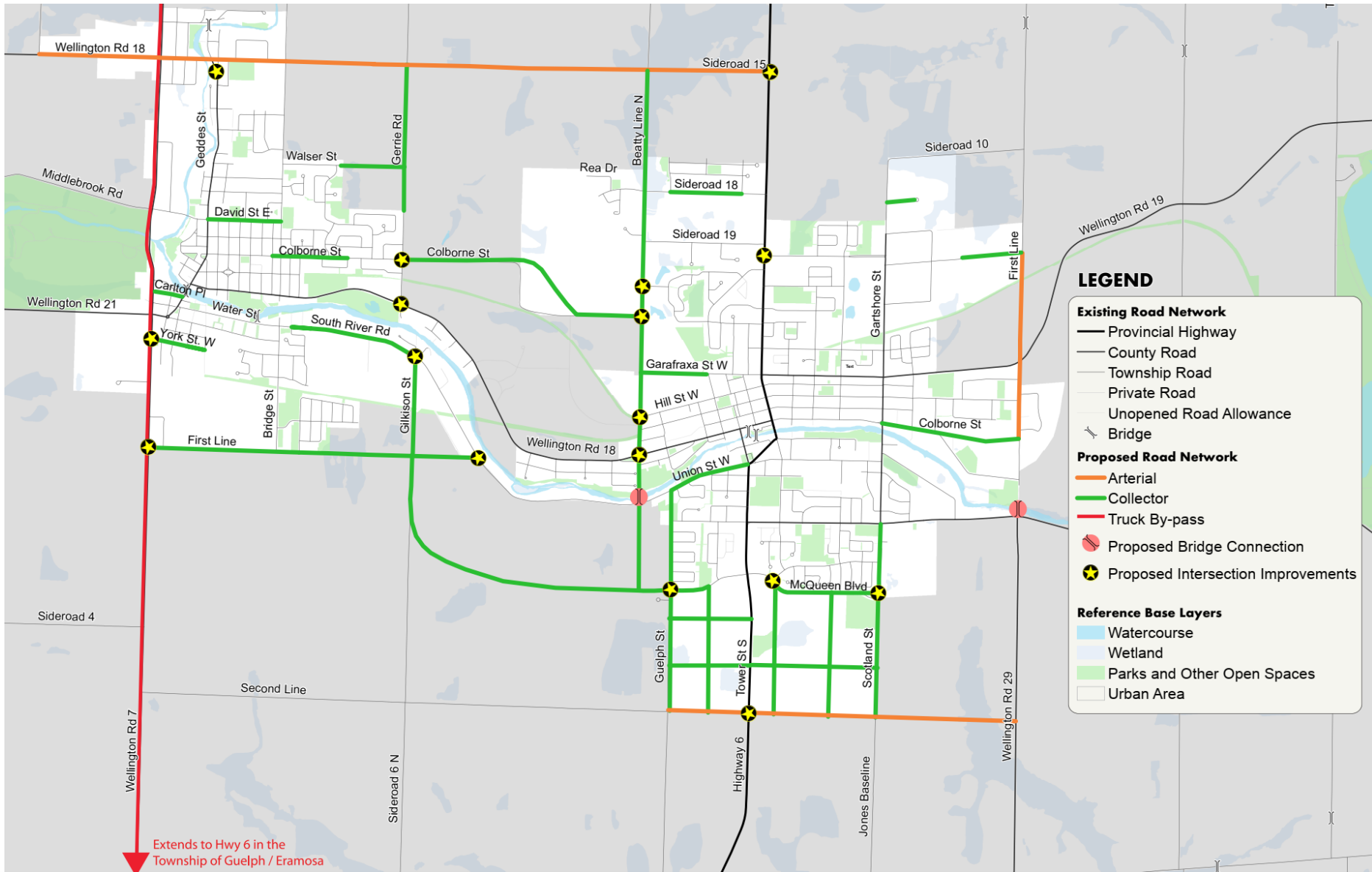


# STORMWATER SYSTEM (Preliminary)

## Preferred Land Use Plan



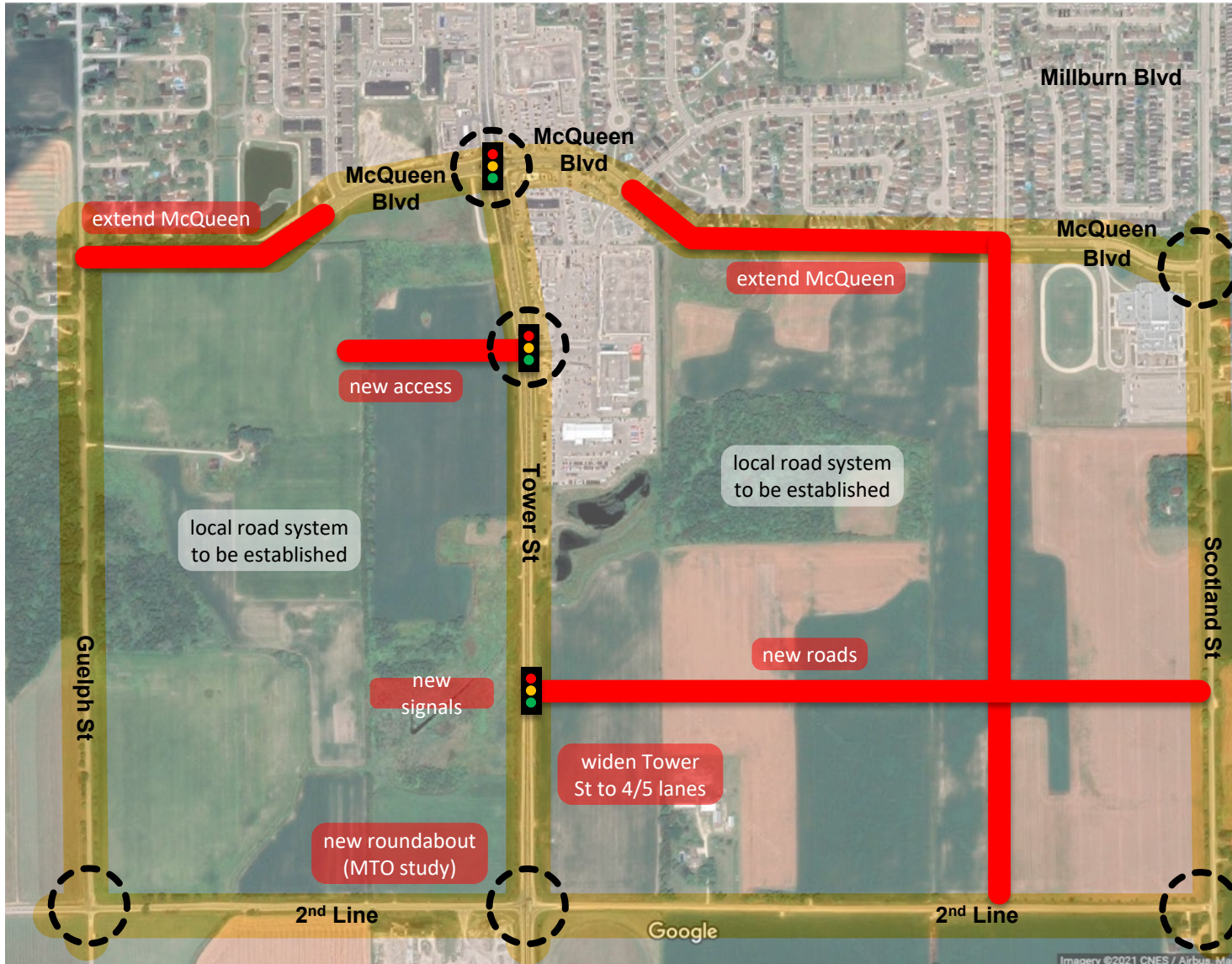
## ROAD SYSTEM (Centre Wellington TMP)





# ROAD SYSTEM (Preliminary)

## Preferred Land Use Plan



-  key intersections
-  traffic signals
-  new road or access



# ANTICIPATED POPULATION AND JOBS

## Preferred Land Use Plan

LAND USE DESIGNATION	UNITS	ESTIMATED POPULATION
Low Density Residential	864	2,674
Medium Density Residential	807	1,946
Mixed Use Commercial	1,106	1,765
Gateway Commercial	158	252
<b>TOTAL</b>	<b>2,935</b>	<b>6,637</b>
<b>DENSITY</b>	<b>60 persons per hectare</b>	

LAND USE DESIGNATION	ESTIMATED JOBS
Employment	238
Institutional	20
Mixed Use Commercial	57
Gateway Commercial	60
<b>TOTAL</b>	<b>375 jobs</b>

# LAND USE DESIGNATIONS

## Preferred Land Use Plan

### LOW DENSITY RESIDENTIAL

- Permitted Uses:
  - Single detached, duplex, semi-detached
  - Street townhouses
  - Second and secondary dwelling units
  - Home businesses
  - Non-residential supportive uses: convenience retail, day care, personal services, schools
- Density – Minimum 20 units/ ha
- Height – Maximum 3 storeys (11m)



### MEDIUM DENSITY RESIDENTIAL

- Permitted uses:
  - Multiple dwellings, including all types of townhouse, triplex and apartment
  - Care facilities
  - Non-residential supportive uses: Convenience retail, day care, personal services
- Floor Space Ratio – 0.6 to 2.0
- Height – Maximum 6 storeys



# LAND USE DESIGNATIONS

## Preferred Land Use Plan

### MIXED USE CORRIDOR

- Permitted uses:
  - Broad range of commercial uses, including: commercial, retail, office, institutional
  - Multiple dwelling residential uses, either on the same site or within the same building
- Floor Space Ratio – 0.6-2.0
- Height – Maximum 8 storeys
- Urban design policies

### GATEWAY COMMERCIAL

- Permitted uses:
  - Full range of commercial and retail uses, including: restaurants, health offices / clinics, personal services, offices
  - Multiple dwelling residential above the ground floor of a permitted commercial use
- Floor Space Ratio – 0.6-2.0
- Height – Maximum 8 storeys
- Active uses at street level such as stores, restaurants and services
- Urban design policies



# LAND USE DESIGNATIONS

## Preferred Land Use Plan

### BUSINESS PARK

#### Permitted uses:

- A range of prestigious employment uses including: office uses, light manufacturing, warehousing, research and development
- Complementary uses including: convenience commercial, financial institutions, medical services, fitness centres
- No outdoor storage
- High standard of urban design
- Special Policy applicable to lands to northeast of Second Line and Guelph Street permitting residential uses where, through an MCR, additional employment lands are identified.





# LAND USE DESIGNATIONS

## Preferred Land Use Plan

### PARK & OPEN SPACE

Park and Open Space areas provide for a comprehensive and connected open space system of parks and trails and a buffer between land uses

- Permitted Uses:
  - Outdoor Active and Passive Recreation
  - Parks and Playground facilities
  - Trails



### NATURAL HERITAGE

The Natural Heritage Land Use includes wetlands, woodlands, threatened or endangered species habitat, and lands subject to natural hazards or flooding

- Permitted Uses:
  - Conservation activities; forest, fish, and wildlife management
  - Passive recreation activities (i.e. trails)

# NEXT STEPS

- Finalize and submit MESP and Secondary Plan
- MESP and Secondary Plan considered by Township Committee of the Whole

All reports will be posted on Connect CW

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

# COMMENTS AND QUESTIONS