

APPENDIX C

Public Information Centre 1

June 24, 2021

PIC Notice and Presentation



**NOTICE OF STUDY COMMENCEMENT AND PUBLIC
INFORMATION CENTRE #1**

**SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING
PLAN AND SECONDARY PLAN**

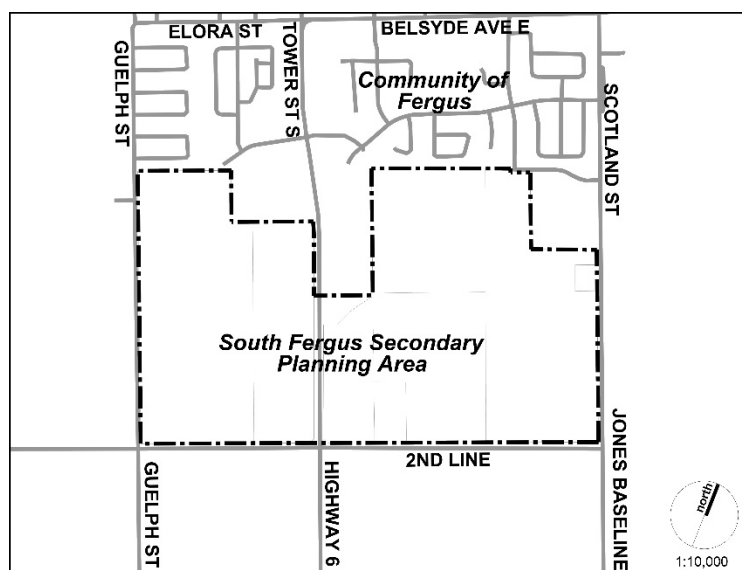


Purpose of the South Fergus Master Environmental Servicing Plan (MESP) and Secondary Plan

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 South Fergus MESP and Secondary Plan will integrate environmental, servicing, transportation and land use planning components and will include: environmental study; traffic and transportation study; servicing studies (stormwater, sanitary sewer, and water), archaeological and heritage assessment, financial analysis, parks and trails analysis and a Secondary Plan. The MESP will document existing conditions, develop land use alternatives and select a preferred land use plan to be implemented through the Secondary Plan. The Secondary Plan will establish the land use designations and policy framework to be included in the Township Official Plan.

Study Area

The Study Area includes lands in South Fergus (as illustrated on the image to the right), which encompass approximately 152 hectares (375 acres). The Study Area is focused on the lands within the Urban Area and identified as the South Fergus Planning Area in the Township of Centre Wellington. Study may be required on adjacent lands as input to the Study Area.



Master Environmental Servicing Plan and Secondary Plan Study Process

The Township of Centre Wellington is participating with area landowners who are undertaking the MESP and Secondary Plan Study. MHBC is leading a team of qualified professionals for completion of the Study. A Technical Advisory Committee (TAC) has been established, including the County of Wellington, Township of Centre Wellington and the Grand River Conservation Authority. Consultation will occur with Provincial ministries, affected stakeholders and agencies through the Study process for technical input and comments, as required.

The Master Environmental Servicing Plan will proceed in accordance with the Master Plan requirements of the Municipal Engineers Association Class Environmental Assessment (EA) process (Section A.2.7) and will fulfill Phases 1 and 2 of the Municipal Class EA process. The Secondary Plan will address the Planning Act Requirements. The Study findings may result in amendments to the regulated area mapping of Ontario Regulation 150/06 made under the Conservation Authorities Act.

Public Consultation

There are three (3) Public Information Centres (PIC) planned throughout the Study process. **The first PIC is scheduled for Thursday, June 24th, 2021 at 6:00pm. The meeting will be a virtual meeting held over Zoom. Those interested in attending the meeting will need to register by June 22nd, 2021 by emailing the contact below.** PIC#1 will introduce the study, present the background information and conditions and describe the study process.

The public is invited to follow the Study through the process and provide input through *Connect CW* (www.connectcw.ca).

Before any decisions are made on a recommendation, or acceptance of the study, there will be further public consultation. Notice of all meetings will be mailed to all persons on the mailing list, published in the Wellington Advertiser and posted on *Connect CW*. In addition, the project team will keep a mailing list of all persons expressing an interest in the Study.

Contact Information for Comments

We are interested in hearing any comments that you may have about the study. All comments will become part of the public record. Please address your comment or inquiries or further information to:

David Aston, MSc., MCIP, RPP

MHBC

540 Bingemans Centre Drive, Suite 200

Kitchener, ON N2B 3X9

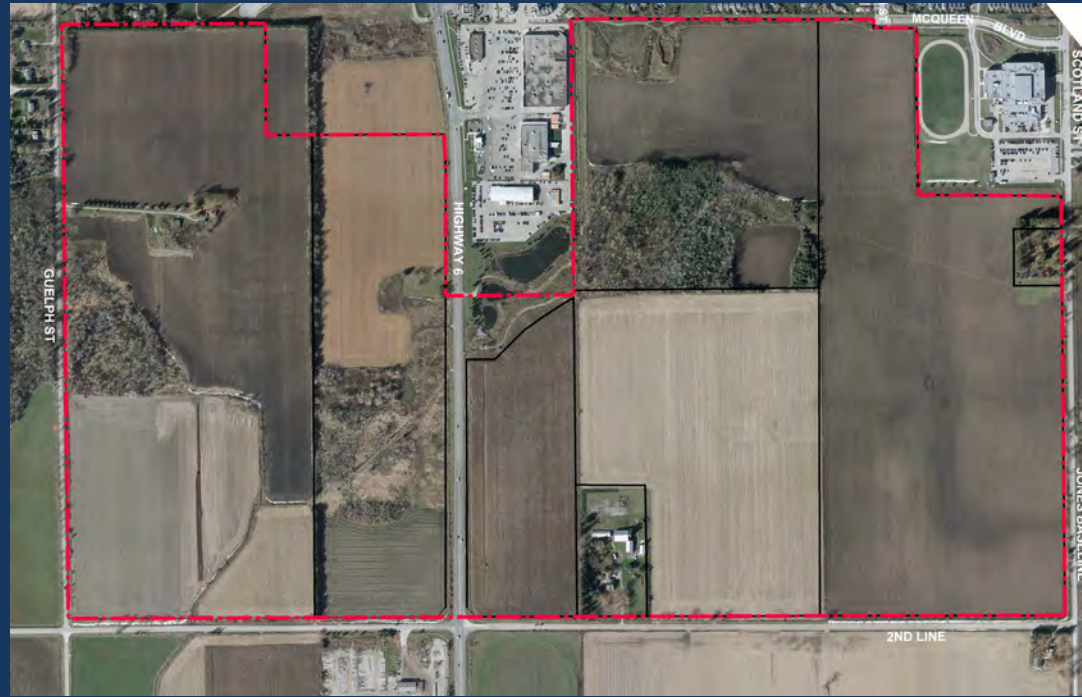
Tel: (519) 576-3650

daston@mhbcplan.com

This notice was first issued on June 3, 2021

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record. If you have accessibility requirements in order to participate in this project, please contact one of the project team members listed above.

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



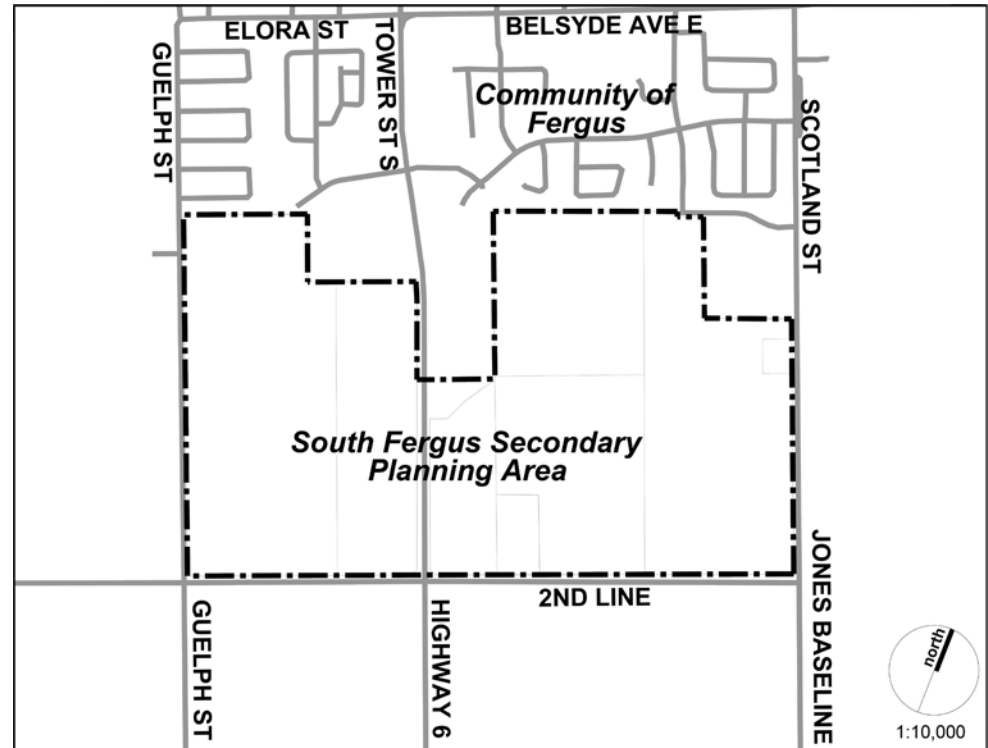
Grand River
Conservation Authority

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.

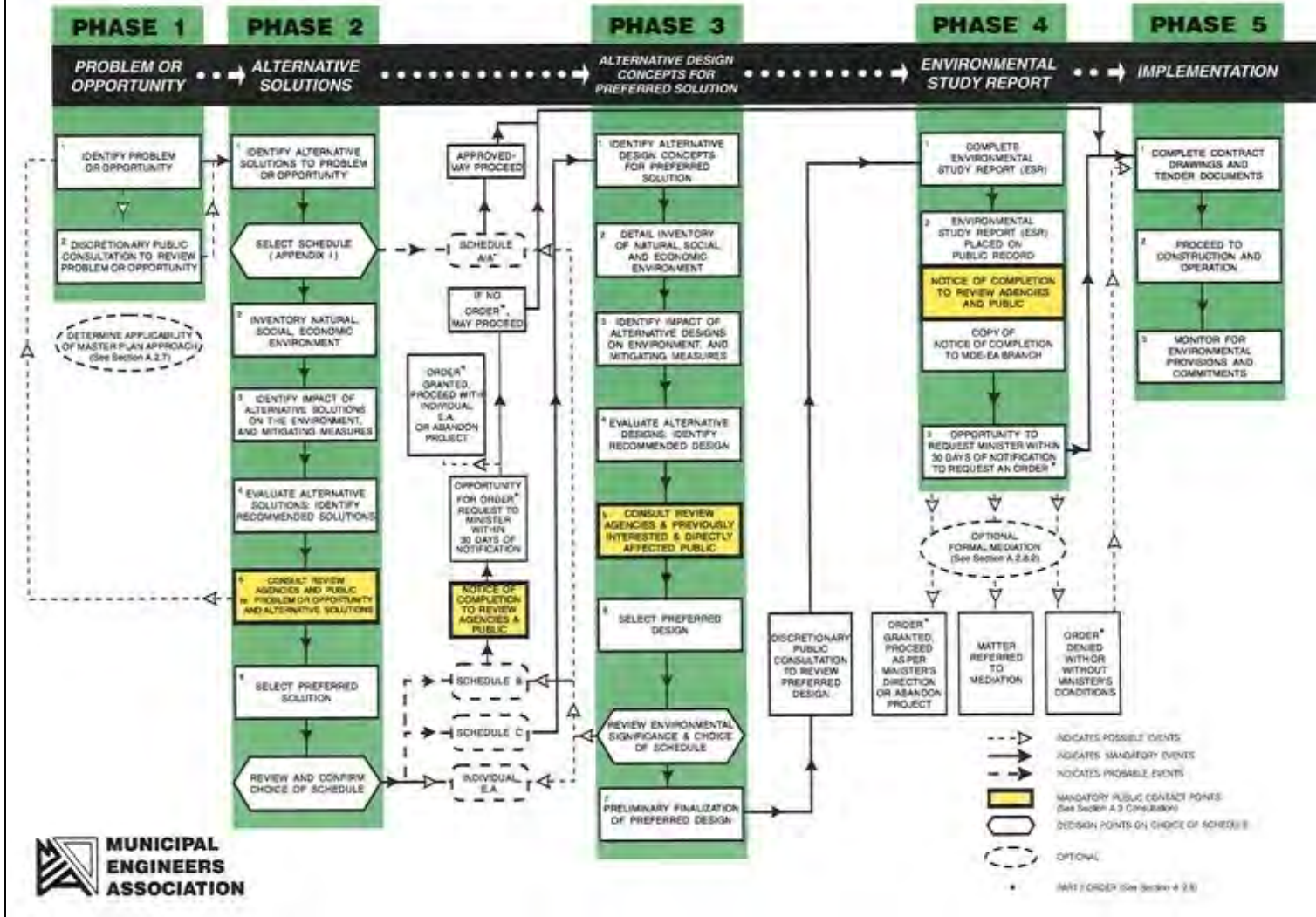
The MESP integrates infrastructure requirements for existing and future land use with environmental assessment planning principles.



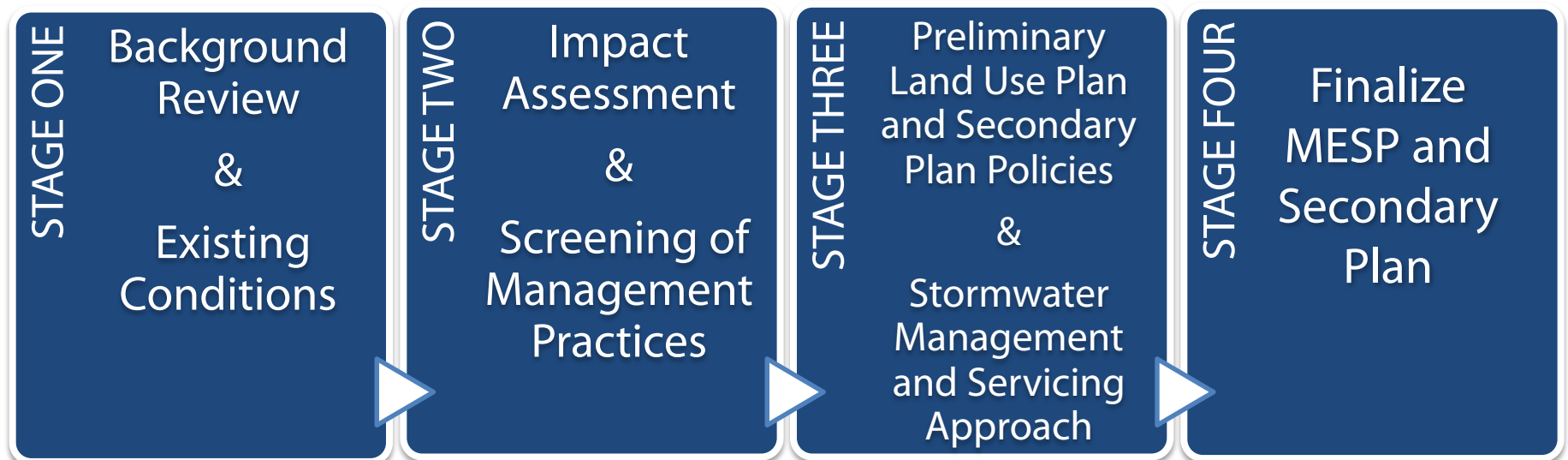
STUDY PROCESS

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



K:\19144A - South Fergus MESP and Secondary Plan\19144A Location Plan.dwg

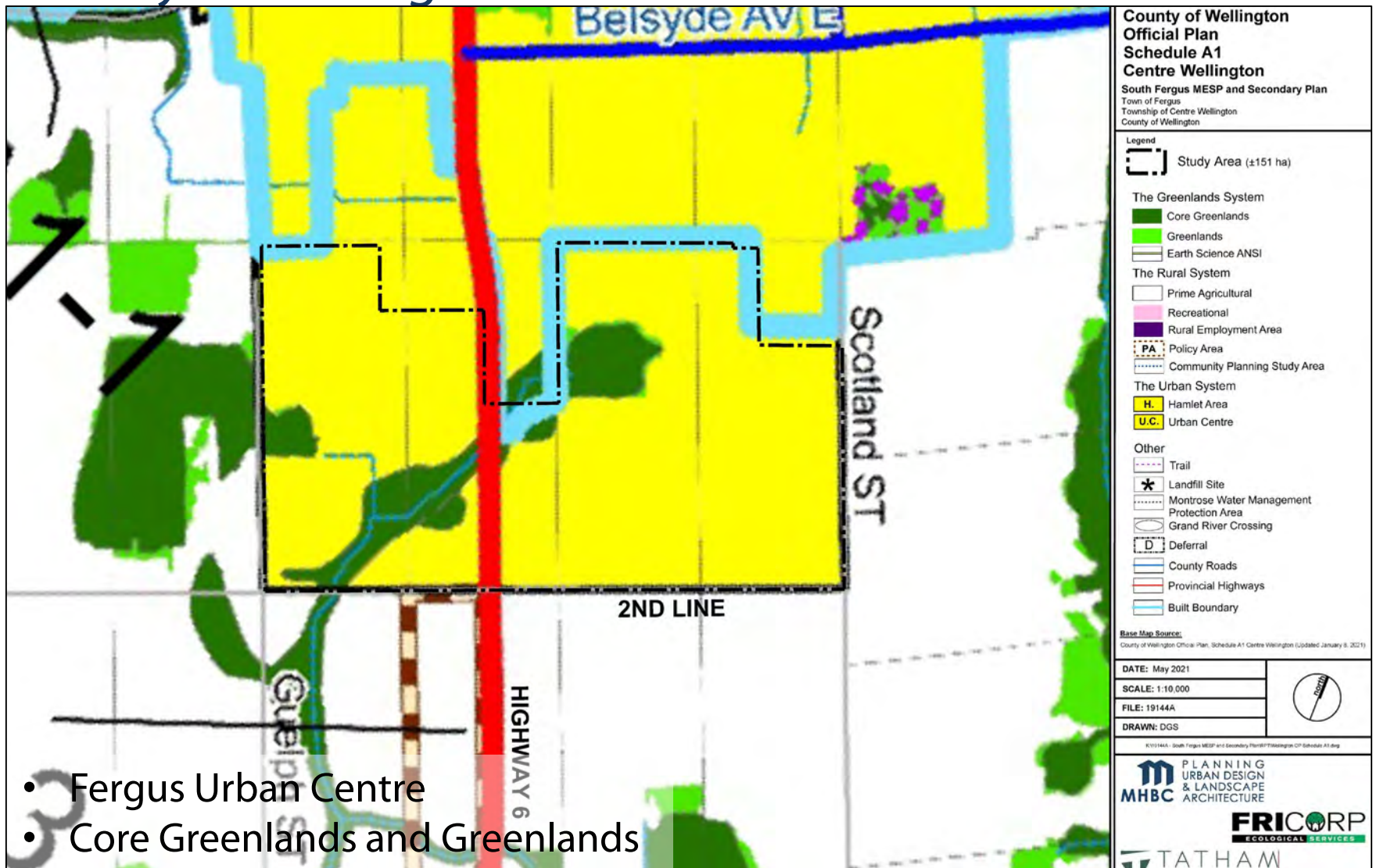
MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

FRICORP
ECOLOGICAL SERVICES

TATHAM
ENGINEERING

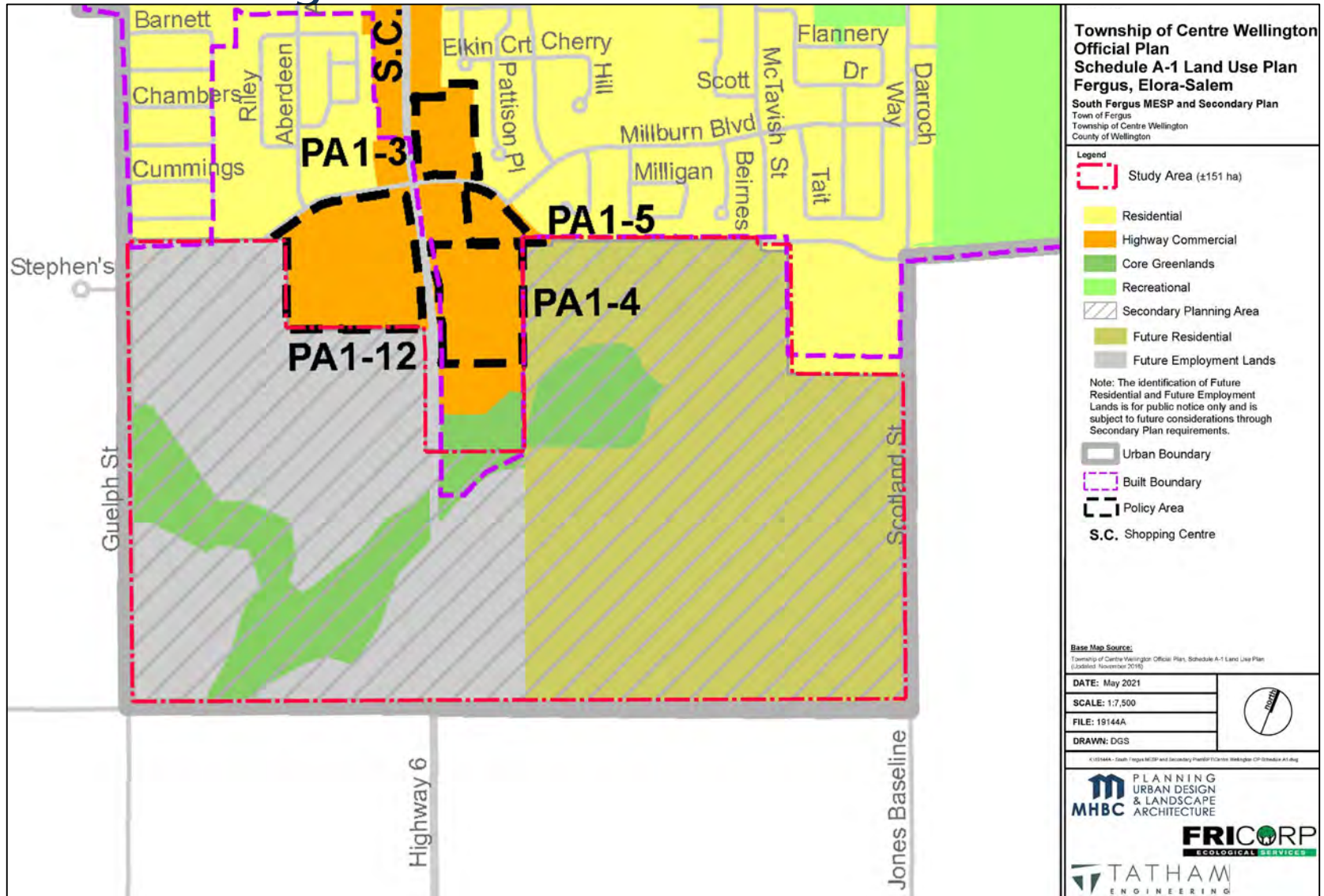
BACKGROUND INFORMATION & CONDITIONS

County of Wellington Official Plan



BACKGROUND INFORMATION & CONDITIONS

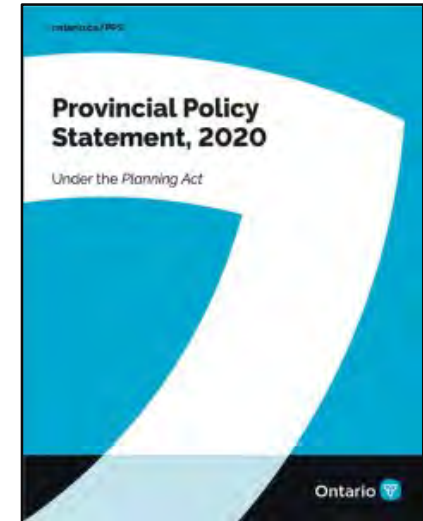
Centre Wellington Official Plan



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



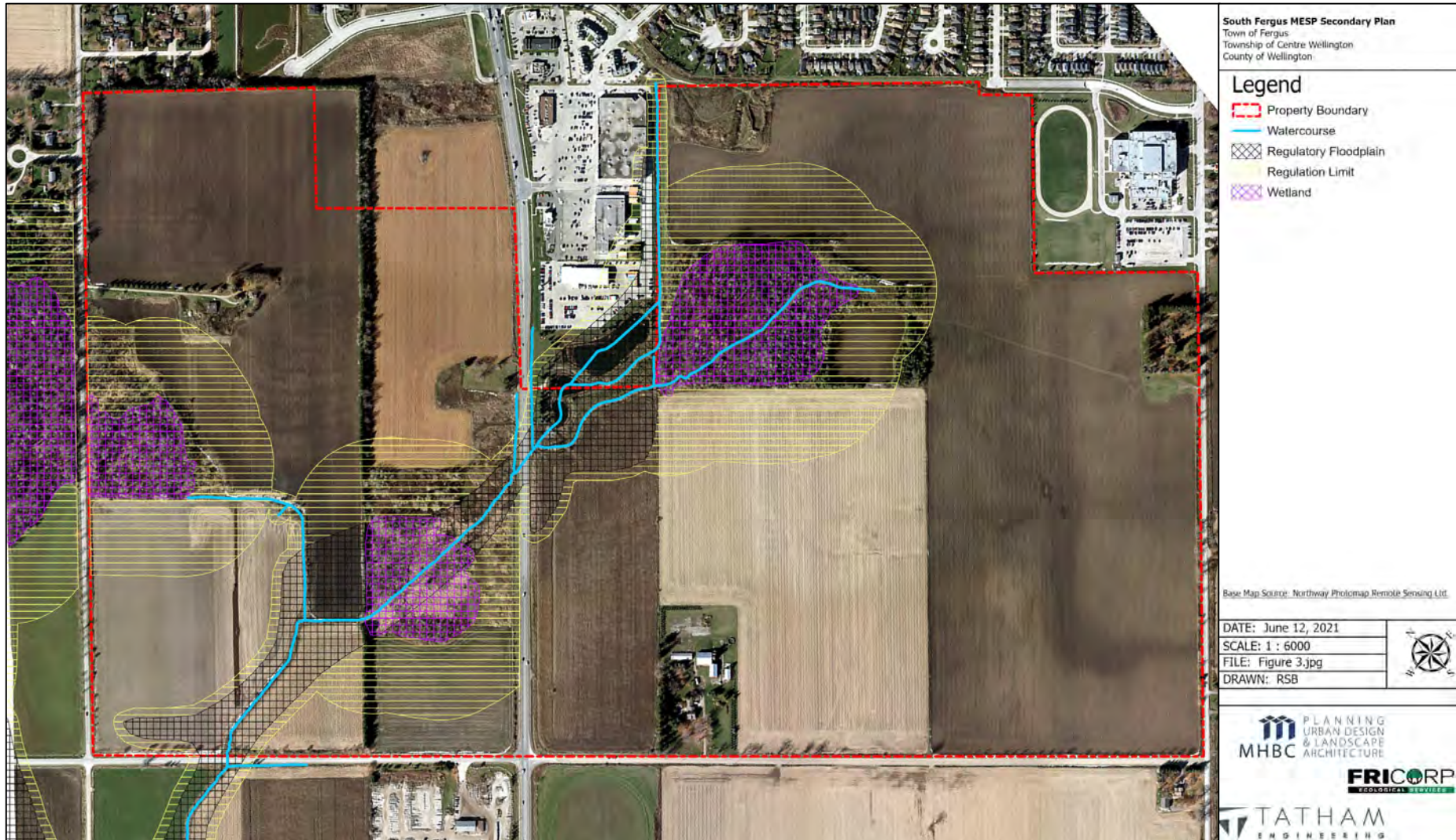
BACKGROUND INFORMATION & CONDITIONS

Natural Features – Ecological Land Classification



BACKGROUND INFORMATION & CONDITIONS

Natural Features – GRCA Data



BACKGROUND INFORMATION & CONDITIONS

Natural Features – Survey Stations & Observation Locations



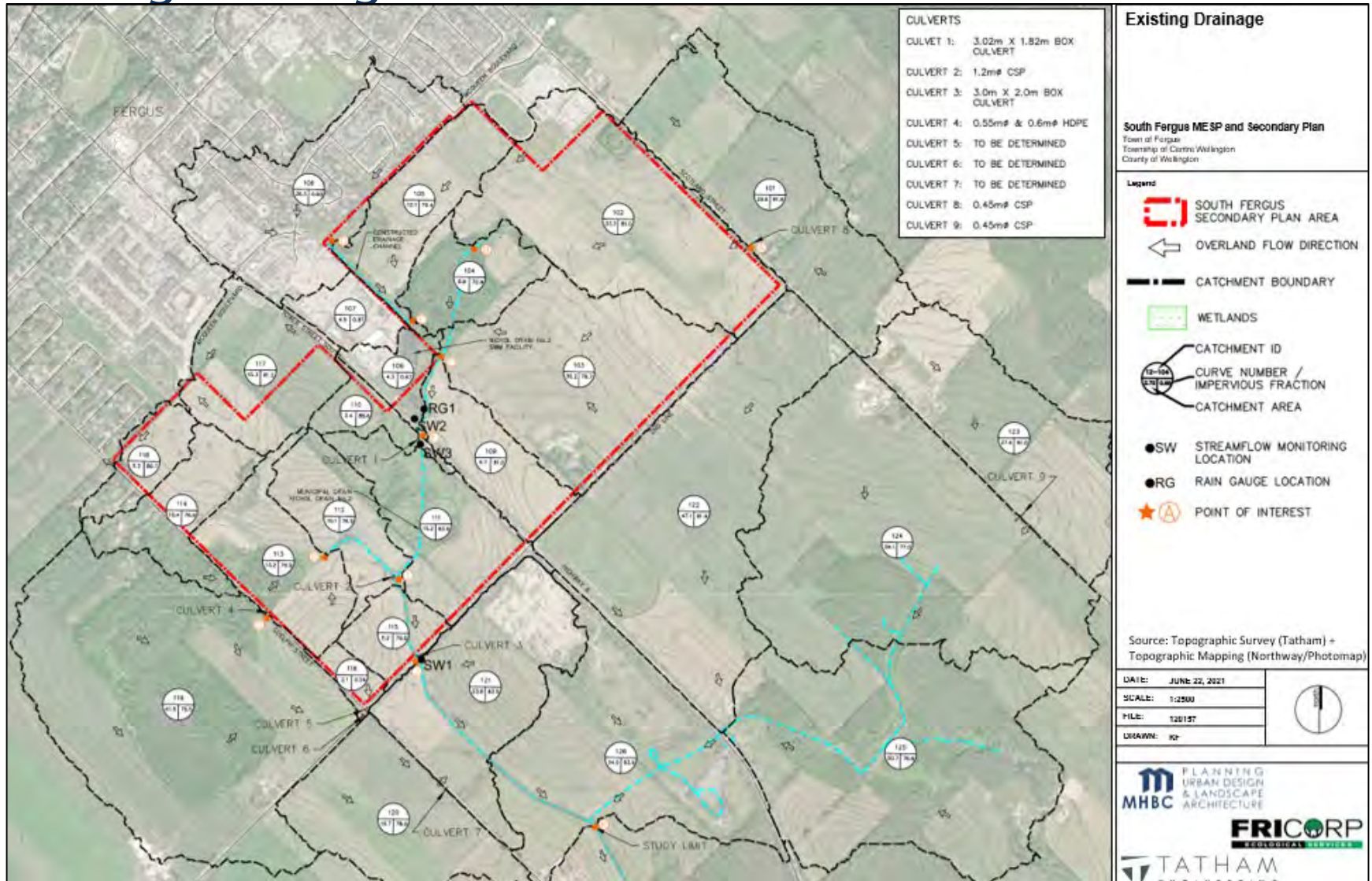
BACKGROUND INFORMATION & CONDITIONS

Natural Features – Proposed Buffers



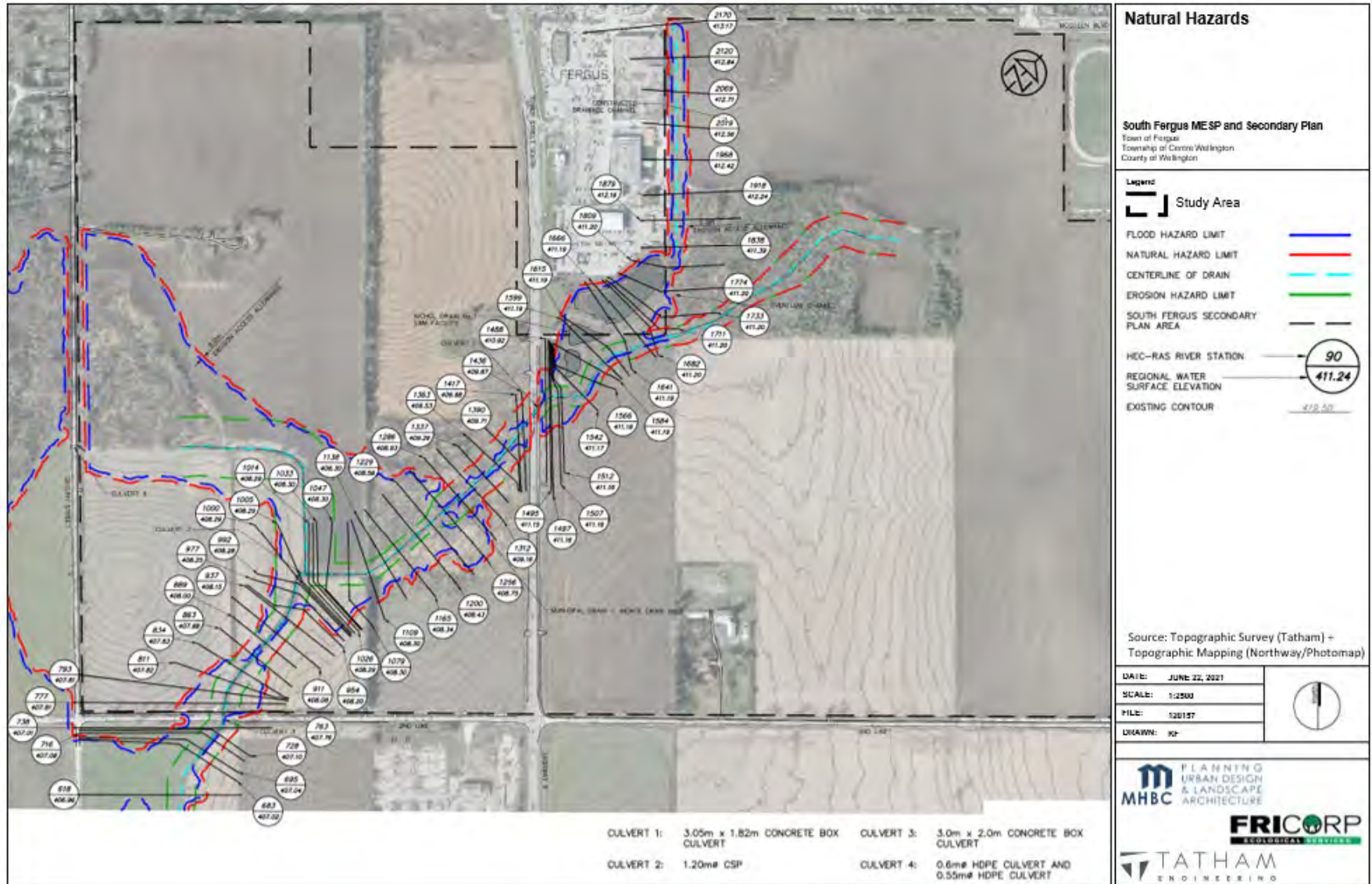
BACKGROUND INFORMATION & CONDITIONS

Existing Drainage



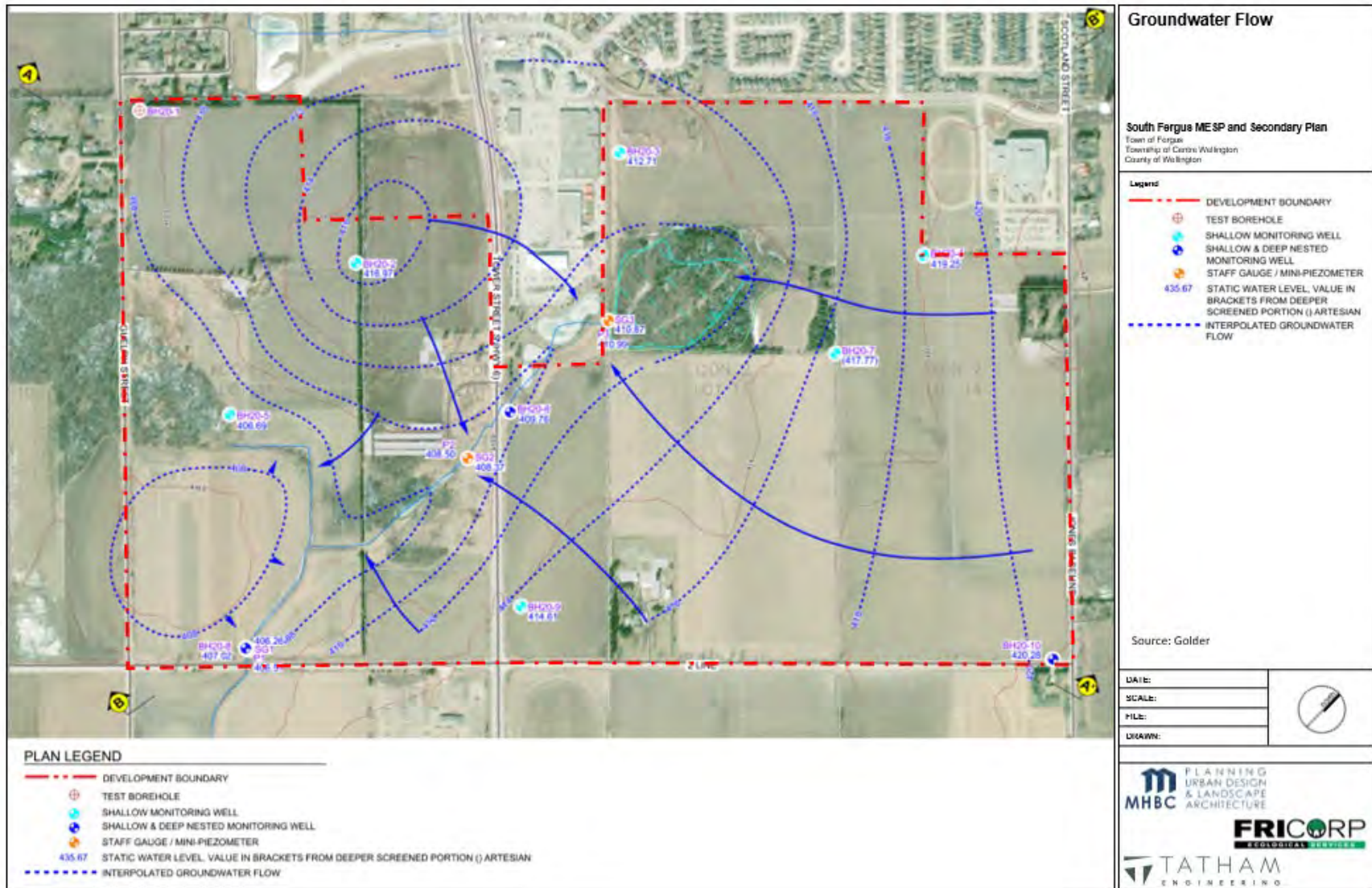
BACKGROUND INFORMATION & CONDITIONS

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.

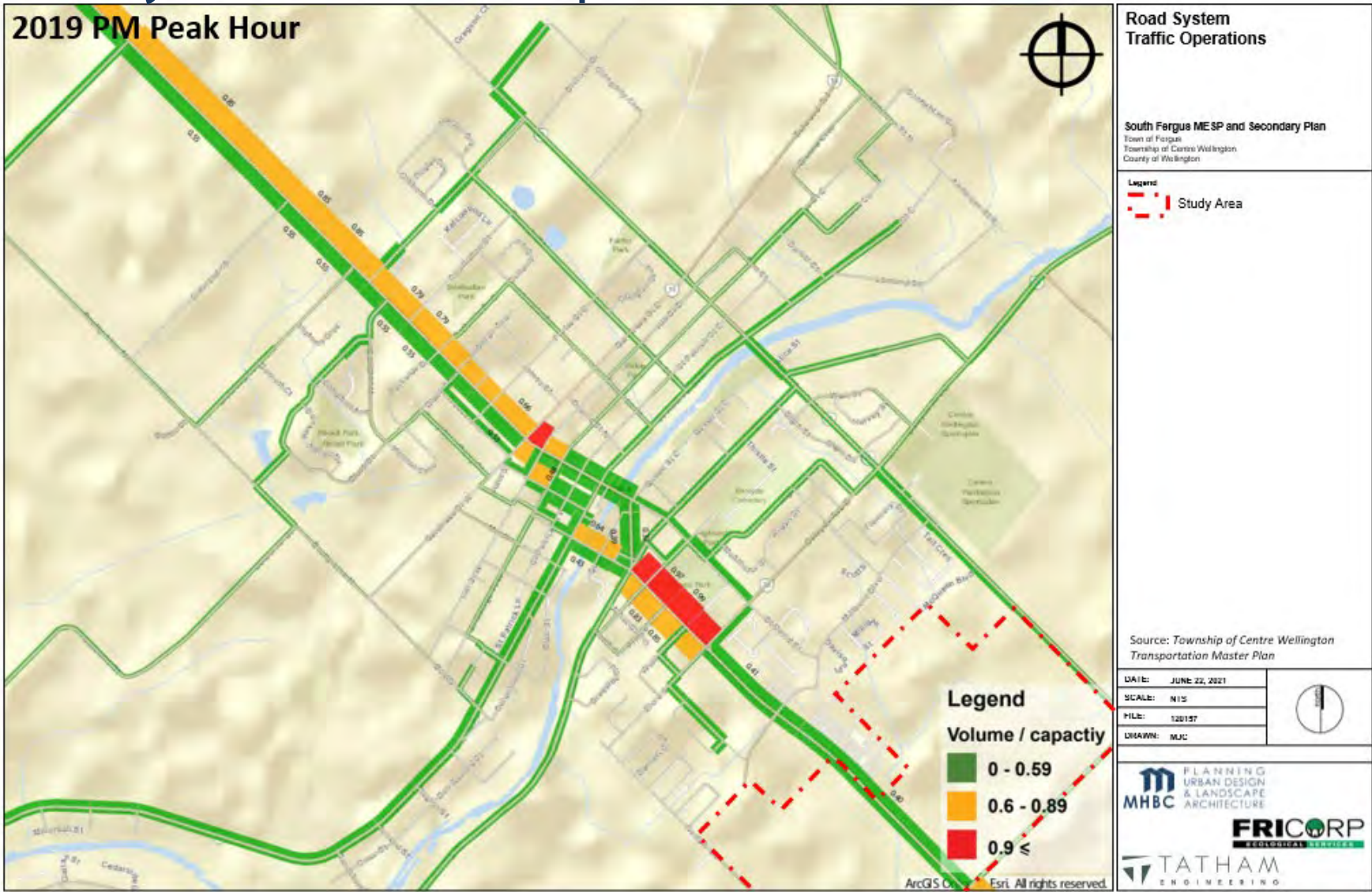
Source: Township of Centre Wellington
Transportation Master Plan

DATE: JUNE 22, 2021
SCALE: N15
FILE: 120157
DRAWN: MJC



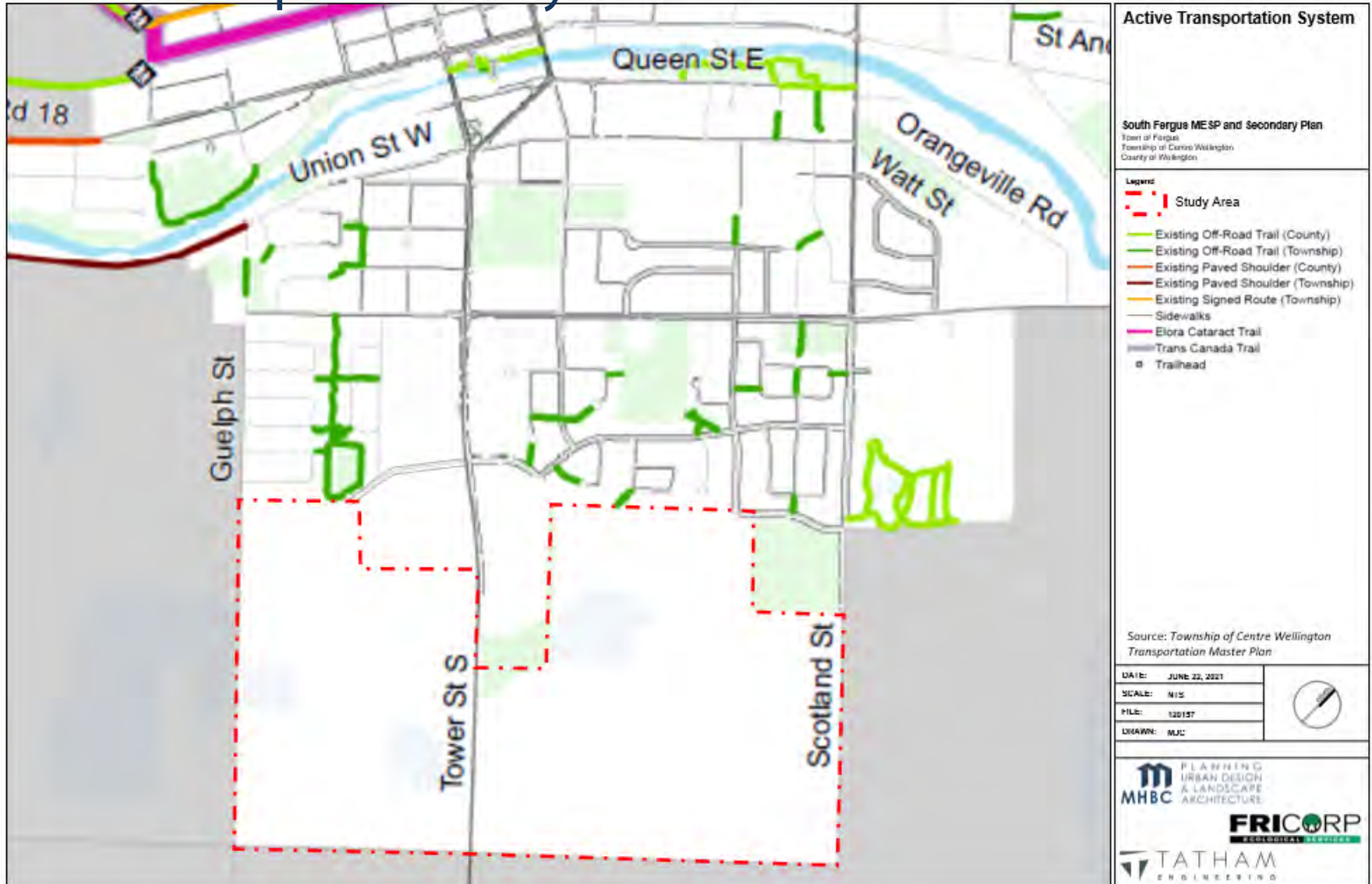
BACKGROUND INFORMATION & CONDITIONS

Road System – Traffic Operations



BACKGROUND INFORMATION & CONDITIONS

Active Transportation System

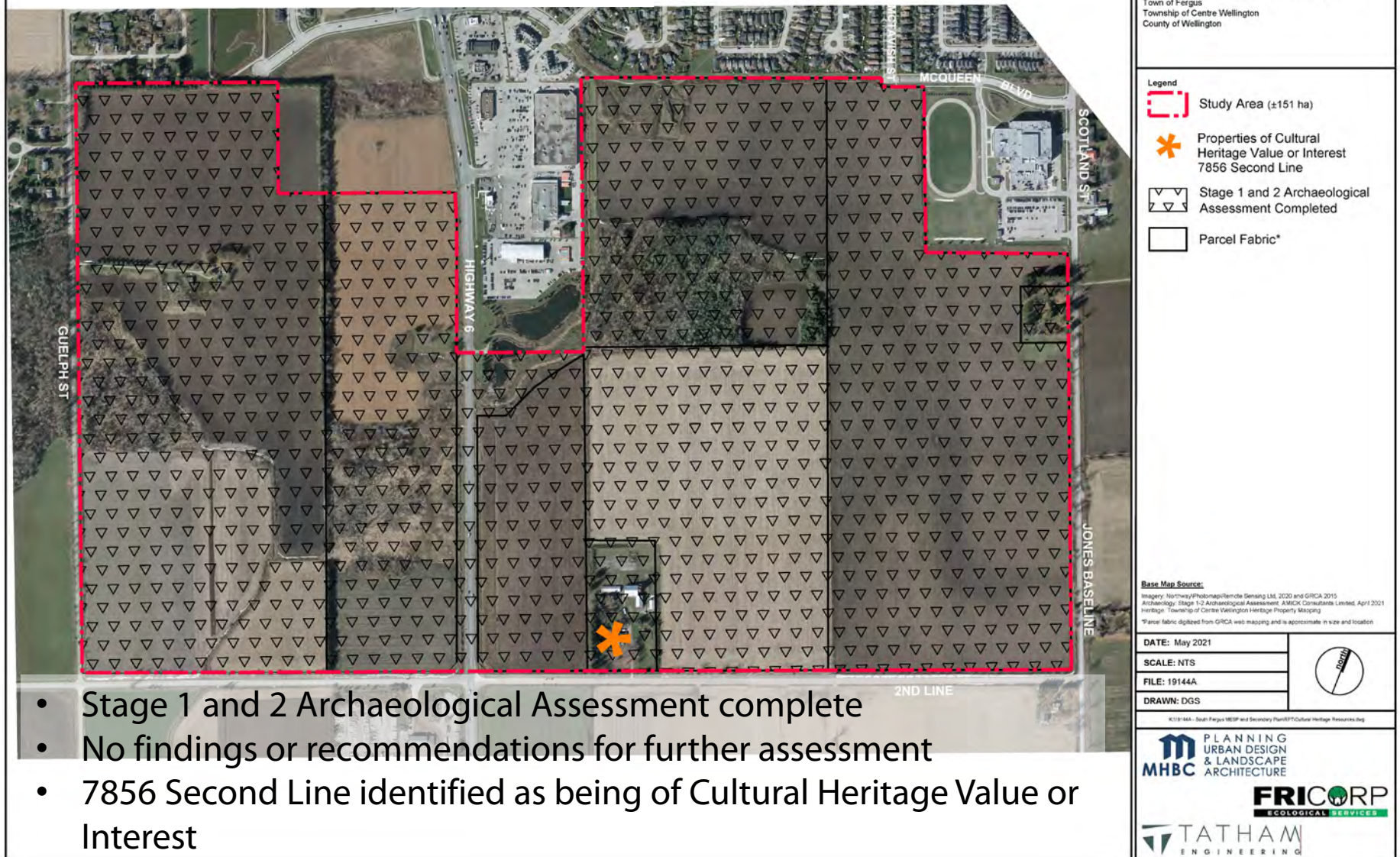


Sanitary, Storm Sewer and Water Supply Systems



BACKGROUND INFORMATION & CONDITIONS

Cultural Heritage



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

Public Information Centre 2

April 13, 2022

PIC Notice and Presentation



NOTICE OF PUBLIC INFORMATION CENTRE #2

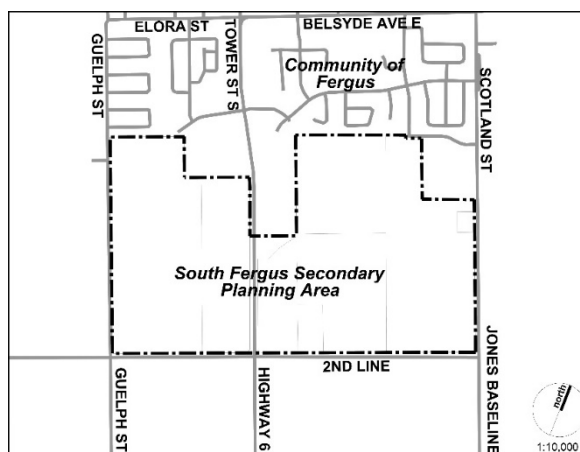
SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



Purpose of the South Fergus Master Environmental Servicing Plan (MESP) and Secondary Plan

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 Township of Centre Wellington is participating with area landowners who are undertaking the MESP and Secondary Plan Study.

The Study Area includes lands in South Fergus (as illustrated on the image to the right), which encompass approximately 152 hectares (375 acres). The Study Area is focused on the lands within the Urban Area and identified as the South Fergus Planning Area in the Township of Centre Wellington. Study may be required on adjacent lands as input to the Study Area.



Public Consultation

PIC#2 is scheduled for Wednesday, March 23, 2022 at 6:00pm. The meeting will be a virtual meeting held over Zoom. Those interested in attending the meeting will need to register by March 21st, 2022 by emailing the contact below. PIC#2 will include a summary of opportunities and constraints considered in assessing servicing and land use alternatives and present the preferred land use plan and draft secondary plan policies.

The public is invited to follow the Study through the process and provide input through *Connect CW* (www.connectcw.ca). Background information associated with PIC#1 can be accessed through *Connect CW*.

Contact Information for Comments

We are interested in hearing any comments that you may have about the study. All comments will become part of the public record. Please address your comment or inquiries or further information to:

David Aston, MSc., MCIP, RPP

MHBC

540 Bingemans Centre Drive, Suite 200

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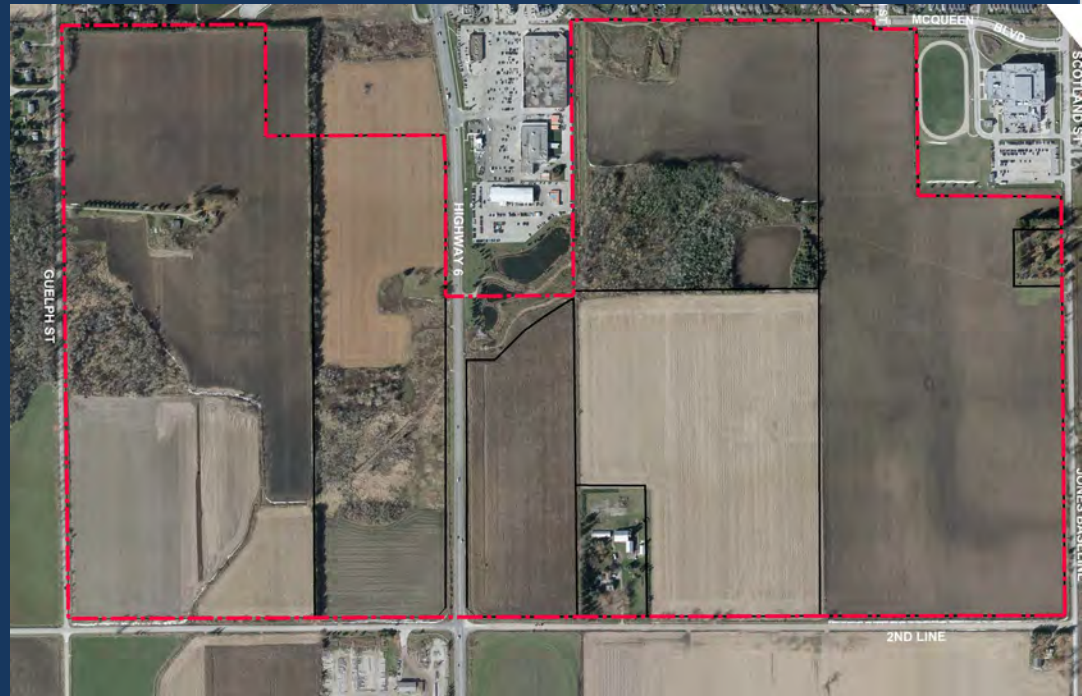
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SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



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



Planning, Cultural Heritage, Urban Design, Project Management



Environmental



Engineering



Financial



Archaeology

Technical Advisory Committee



Township of
Centre Wellington



Wellington
County



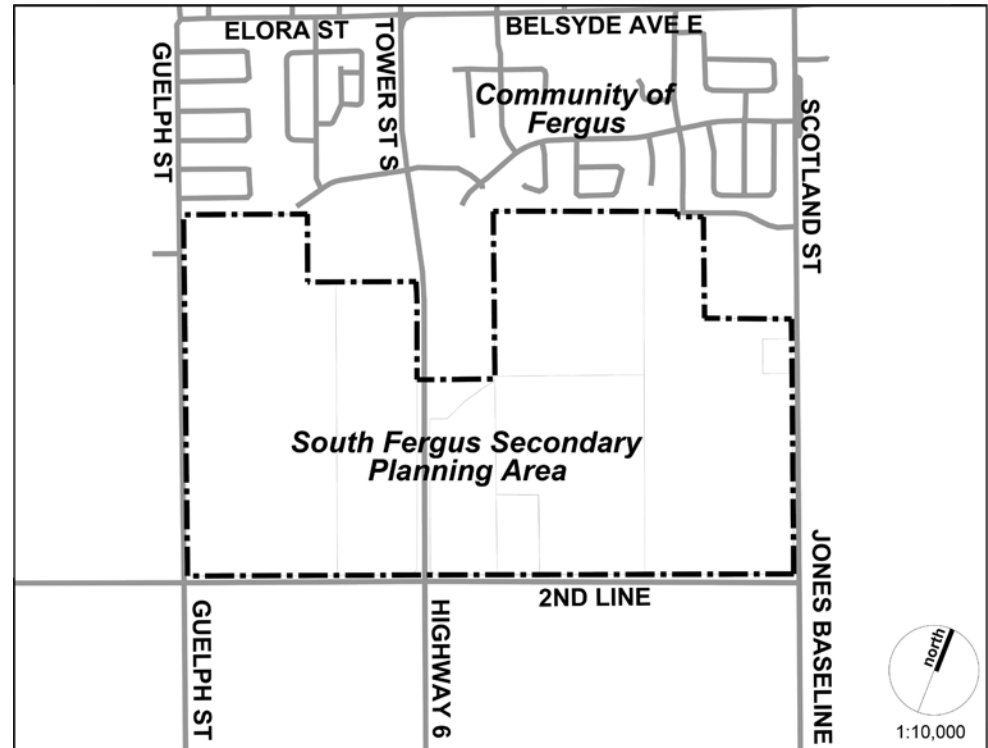
Grand River
Conservation Authority

STUDY PURPOSE

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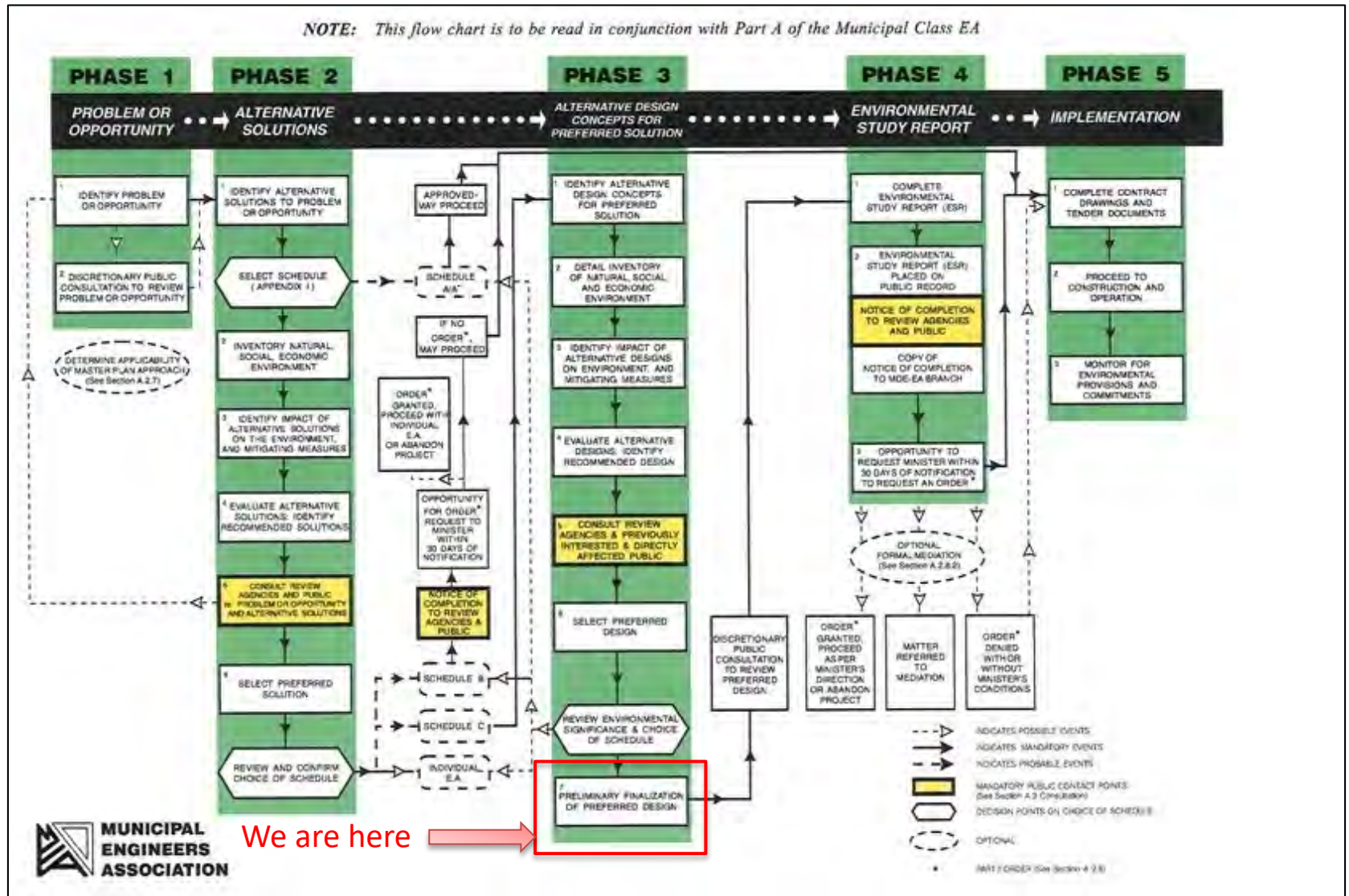
The Secondary Plan will establish the land use designations and policy framework to be included in the Township Official Plan.

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

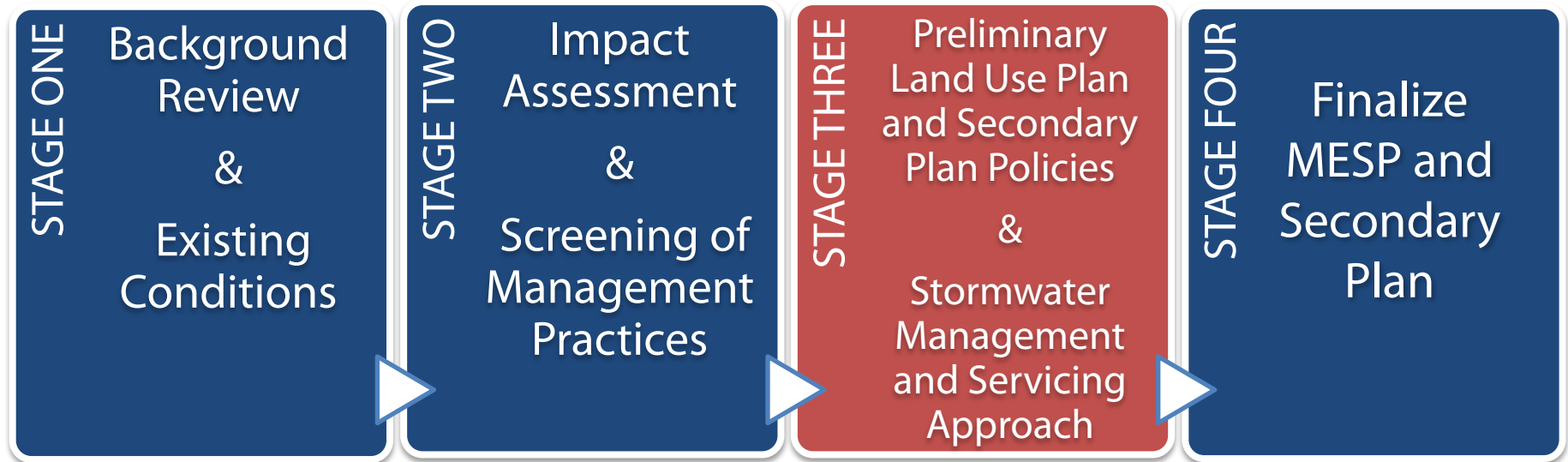


STUDY PROCESS

Municipal Class EA



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"> Natural features and buffers Stormwater management facility locations 			

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

301, 303 AND 305 PRINCE OF EDWARD AVENUE, 1ST FLOOR, S.F. 101
ST. JOHN'S, NL A1B 1X6, CANADA

WATERMAIN SYSTEM (Preliminary)

Preferred Land Use Plan



Preferred Land Use Plan

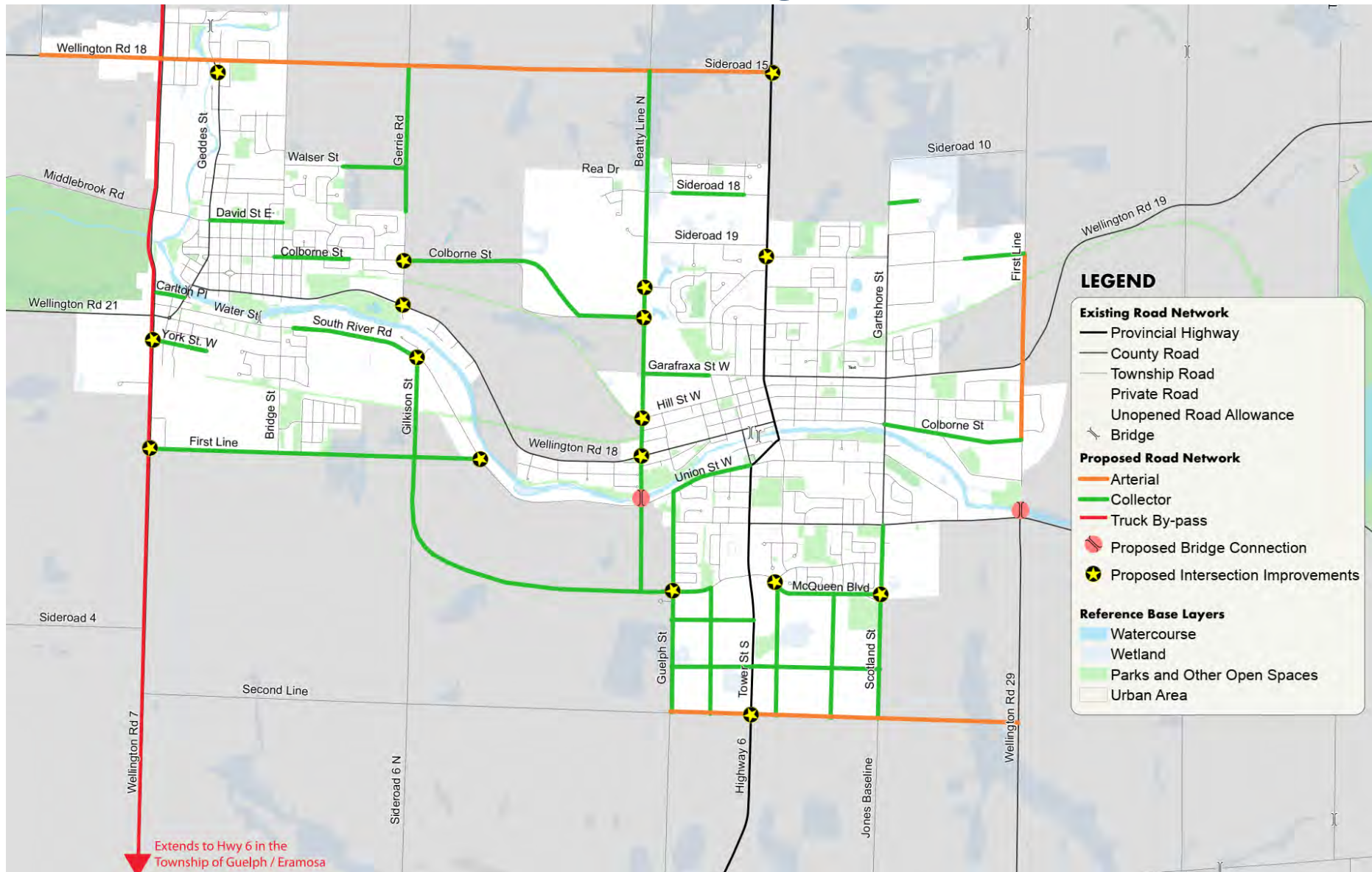


STORMWATER SYSTEM (Preliminary)

Preferred Land Use Plan

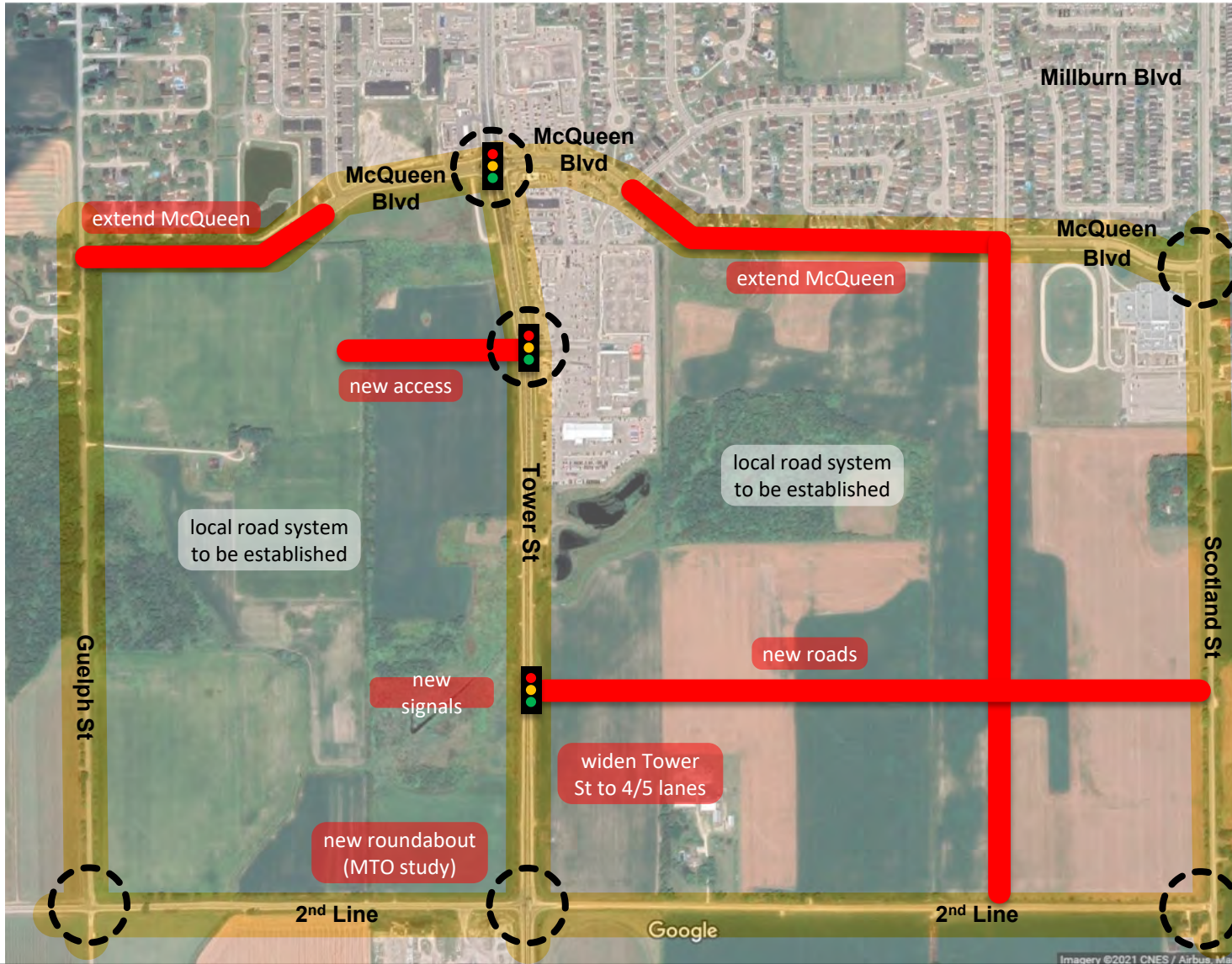


ROAD SYSTEM (Centre Wellington TMP)



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
TOTAL	2,935	6,637
DENSITY	60 persons per hectare	

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

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

Public Information Centre 3

May 16, 2023

PIC Notice and Materials



NOTICE OF PUBLIC INFORMATION CENTRE #3 SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



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Public Consultation

PIC#3 is scheduled for May 16, 2023 at 6:00 pm. The meeting will be in-person at the Centre Wellington Community Sportsplex, located at 550 Belsyde Ave, Fergus, ON.

PIC#3 will include a summary of the findings and conclusions of the Master Environmental Servicing Plan and present the draft Secondary Plan for review and comment.

The public is invited to follow the Study through the process and provide input through *Connect CW* (www.connectcw.ca). Background information associated with this matter can be accessed through *Connect CW*.

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This notice was first issued on May 2, 2023.

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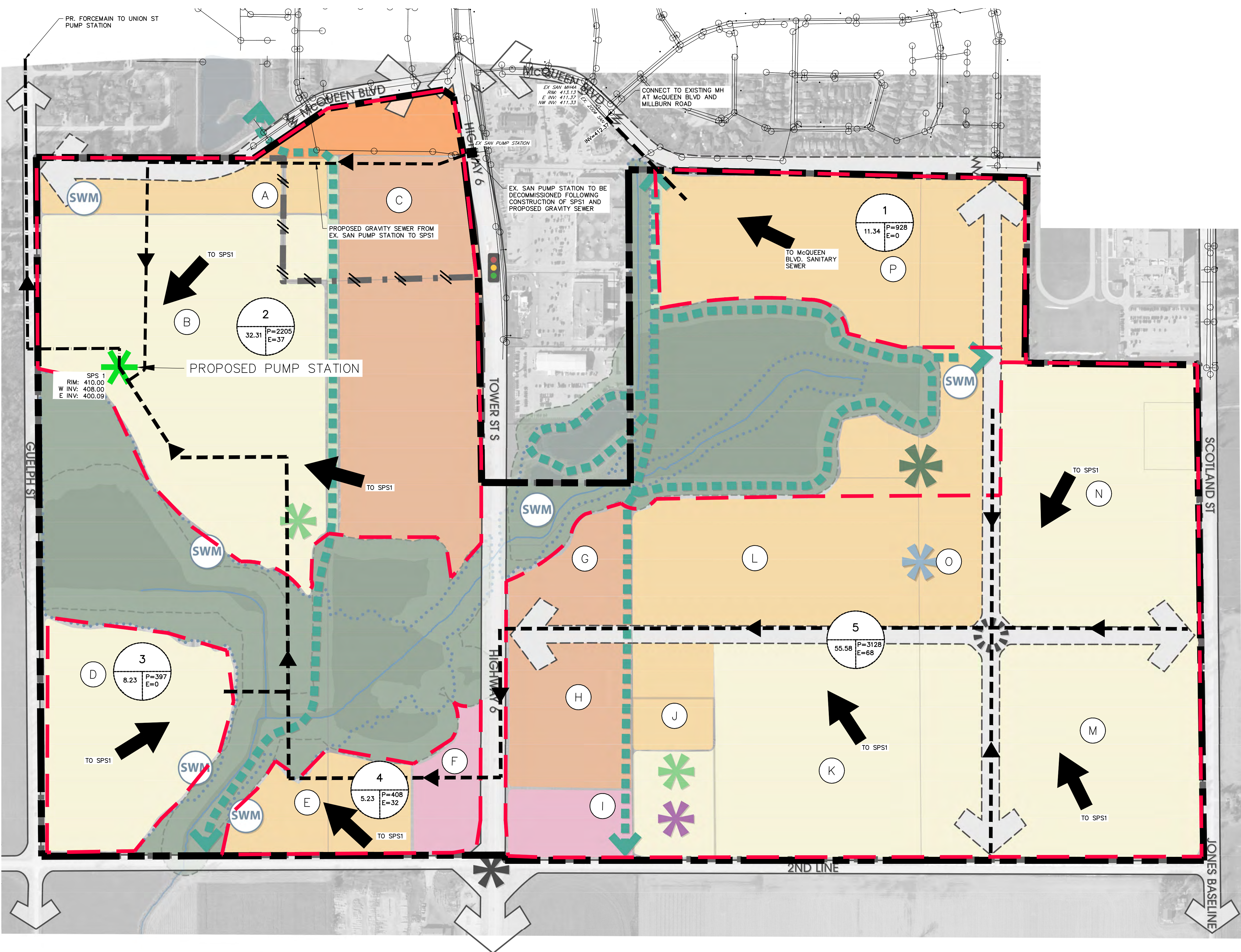
PREFERRED LAND USE PLAN



SECONDARY PLAN - LAND USE DESIGNATIONS



PRELIMINARY PREFERRED SANITARY DRAINAGE PLAN

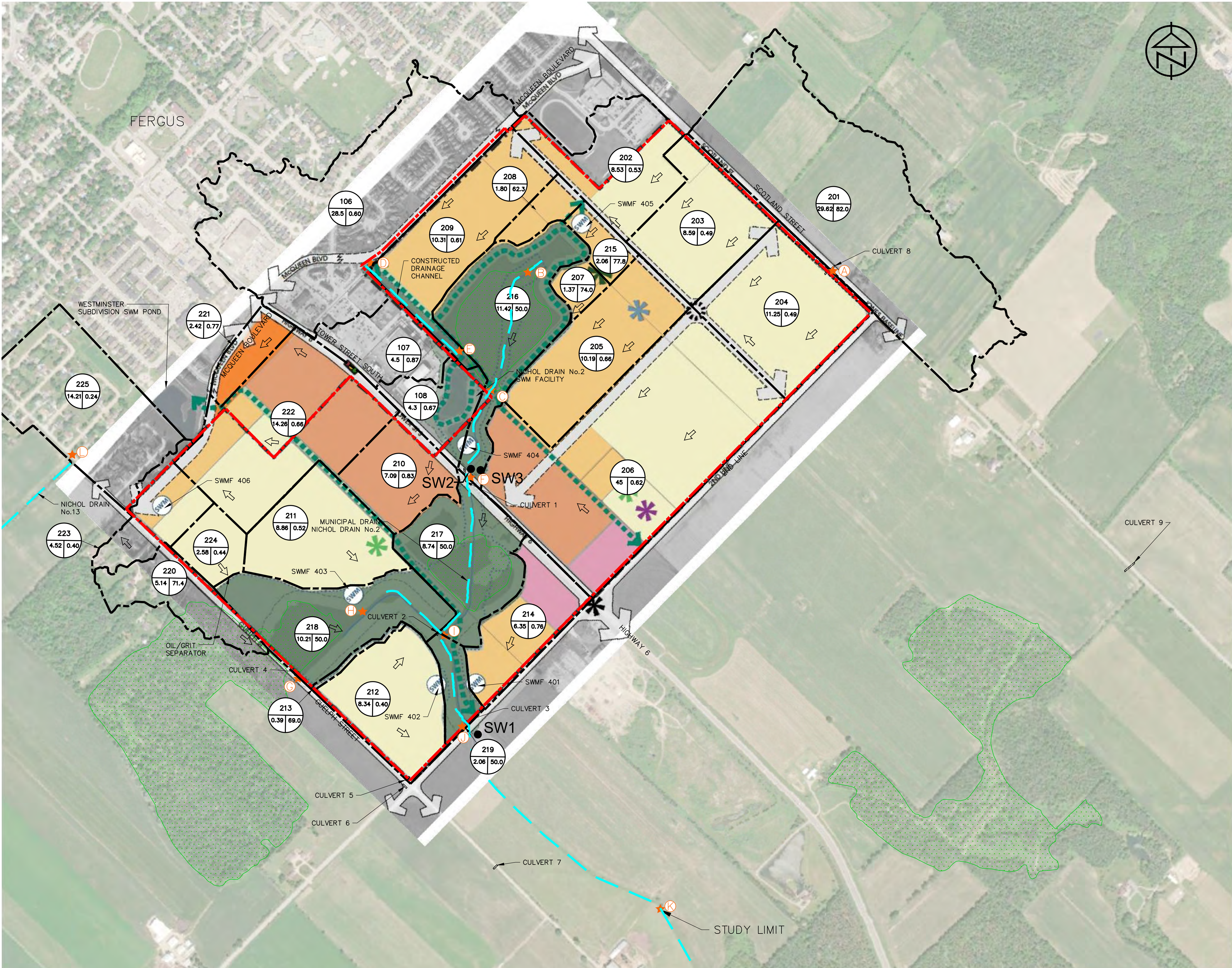


ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- UTILIZATION OF EXISTING INFRASTRUCTURE FOR STUDY AREA
- NEW GRAVITY SEWER FOR STUDY AREA TO UNION STREET PUMPING STATION
- NEW PUMPING STATION FOR STUDY AREA TO UNION STREET PUMPING STATION

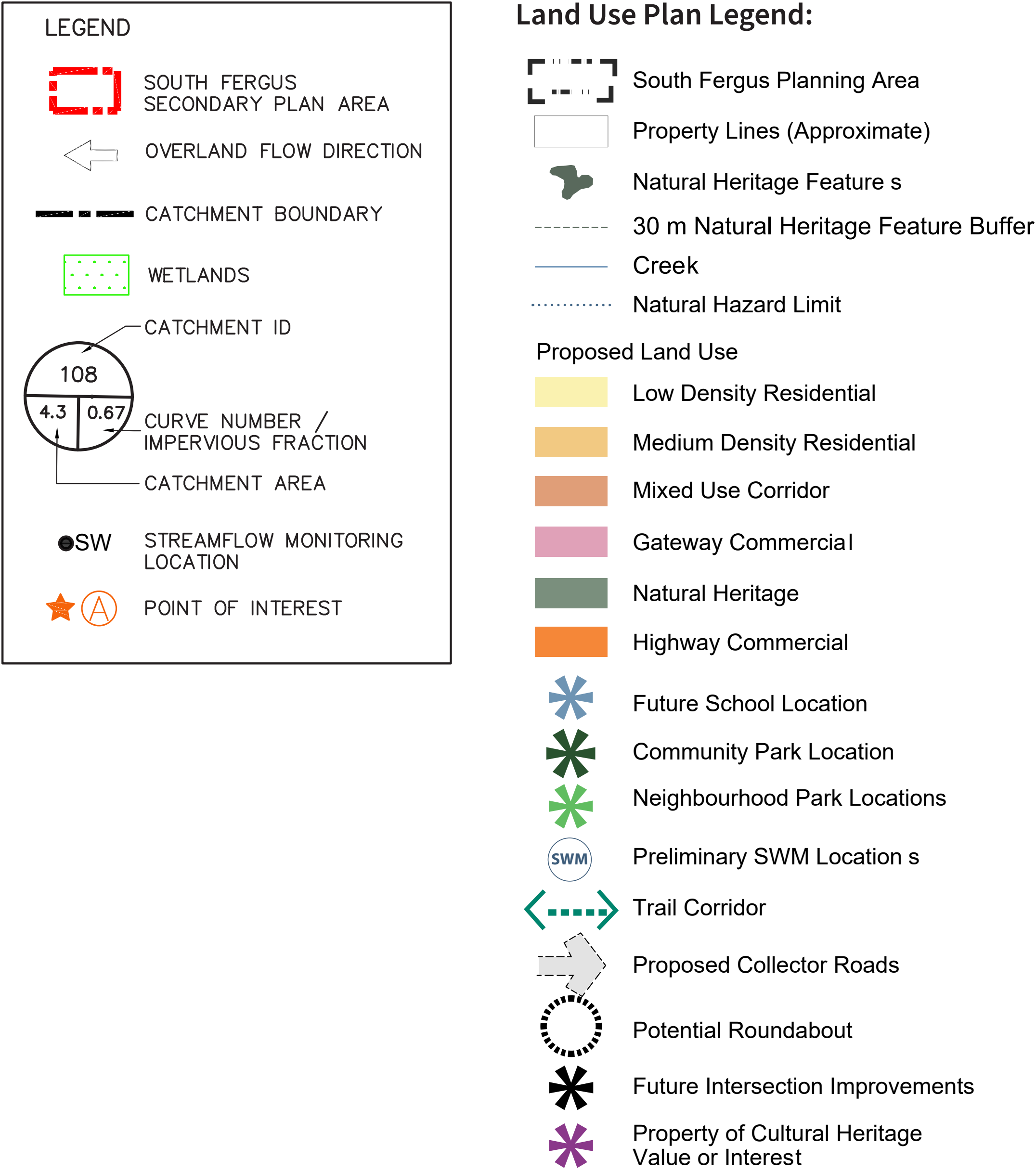
NOTE: THE ALTERNATIVE ASSOCIATED WITH THE GRAVITY SEWER OPTION IS UNDER FURTHER REVIEW

PREFERRED STORMWATER DRAINAGE PLAN



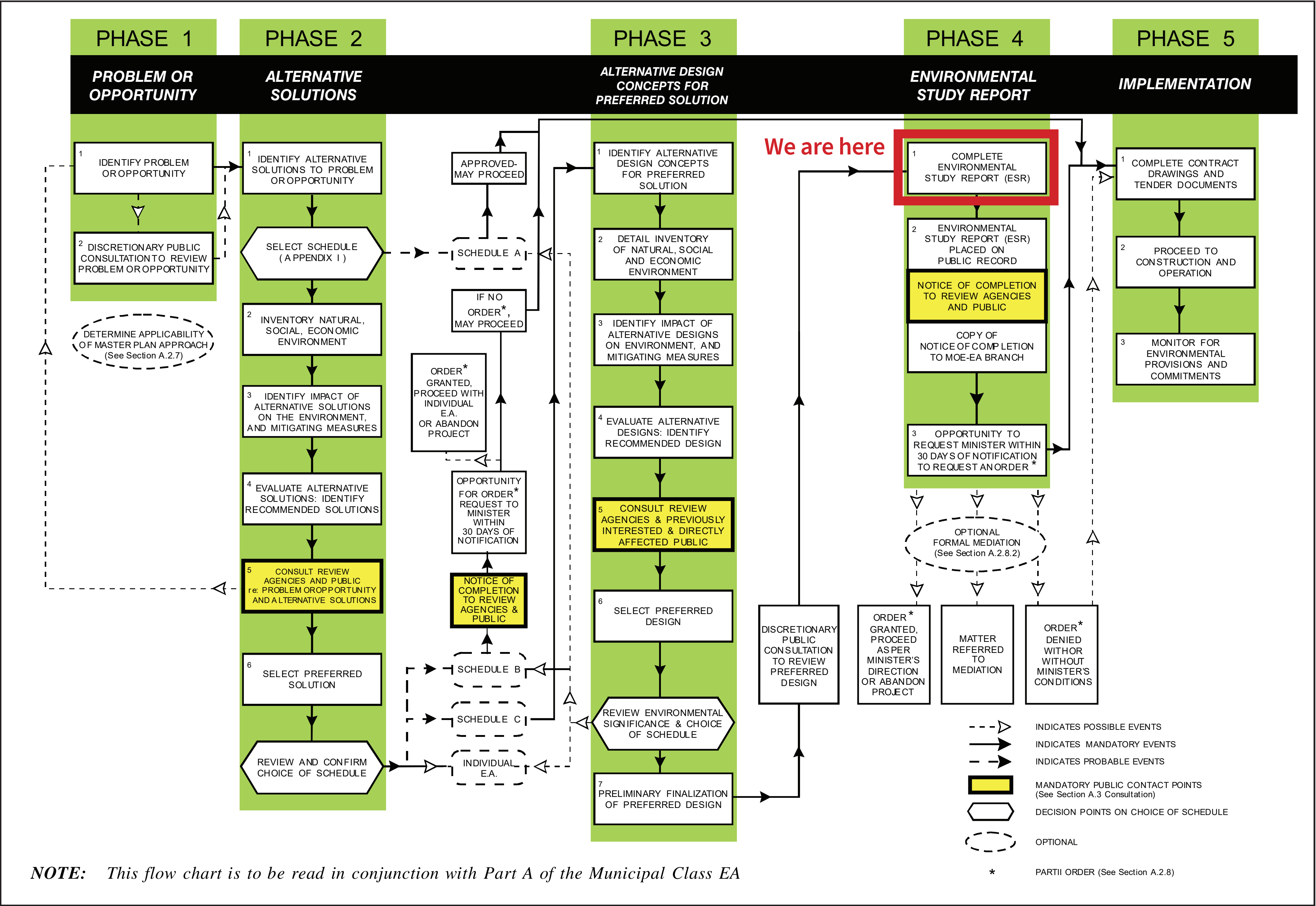
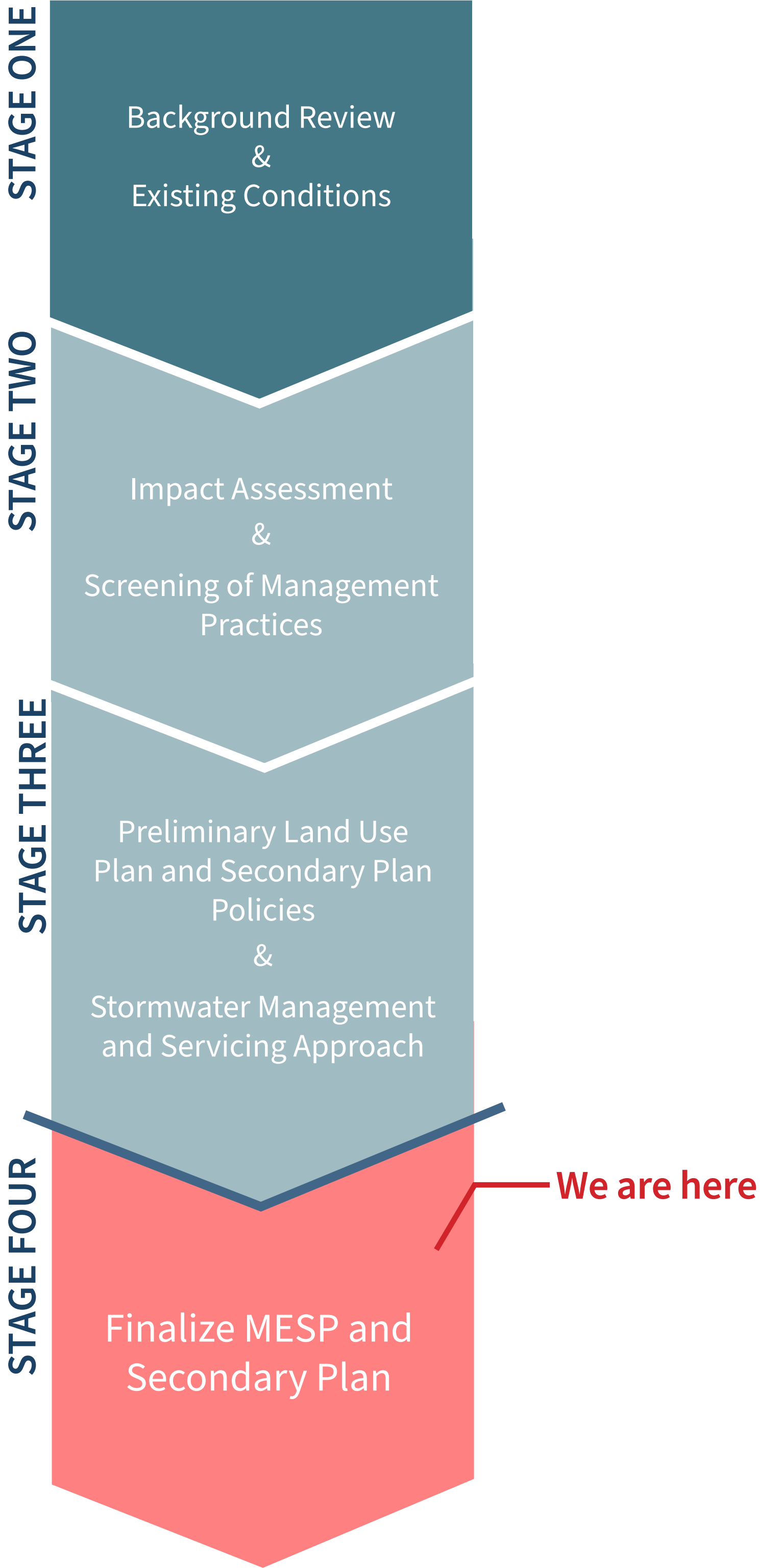
ALTERNATIVES EVALUATED TO DETERMINE
RECOMMENDED DESIGN:

- UTILIZATION OF EXISTING STORMWATER
MANAGEMENT FACILITIES
- DEVELOPMENT OF NEW STORMWATER
MANAGEMENT FACILITIES



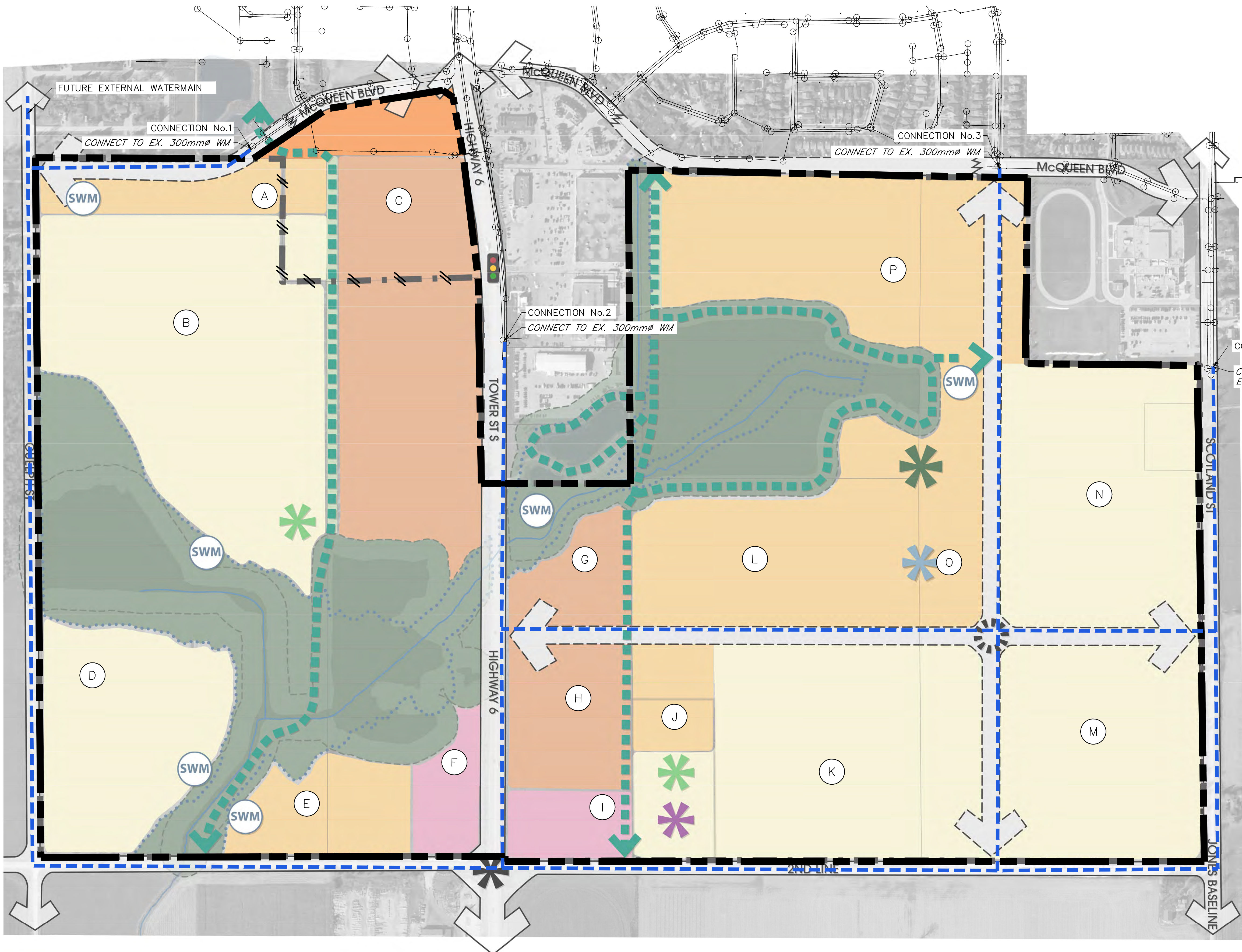
MESP & SECONDARY PLAN STUDY PROCESS

MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS



NOTE: IMPLEMENTATION (PHASE 5) WILL BE ADDRESSED THROUGH FUTURE PLANNING AND ENGINEERING PROCESSES

PREFERRED WATERMAIN LAYOUT



ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- DEVELOPMENT OF STUDY AREA WITH EXTENSIONS FOR FULL MUNICIPAL WATER SERVICE

LEGEND

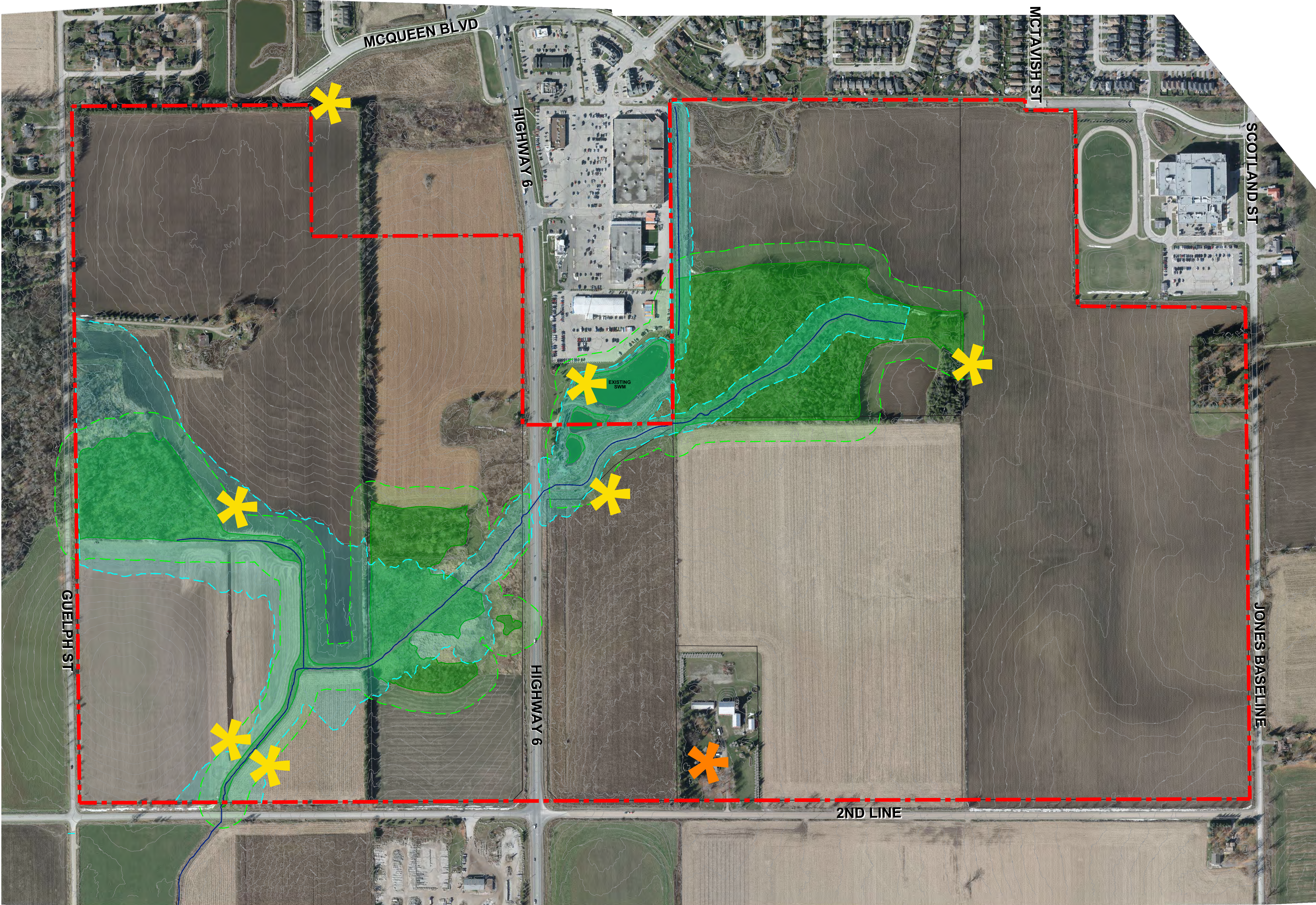
SITE BOUNDARY

PROPOSED 300mmØ TRUNK WATERMAIN

AREA ID

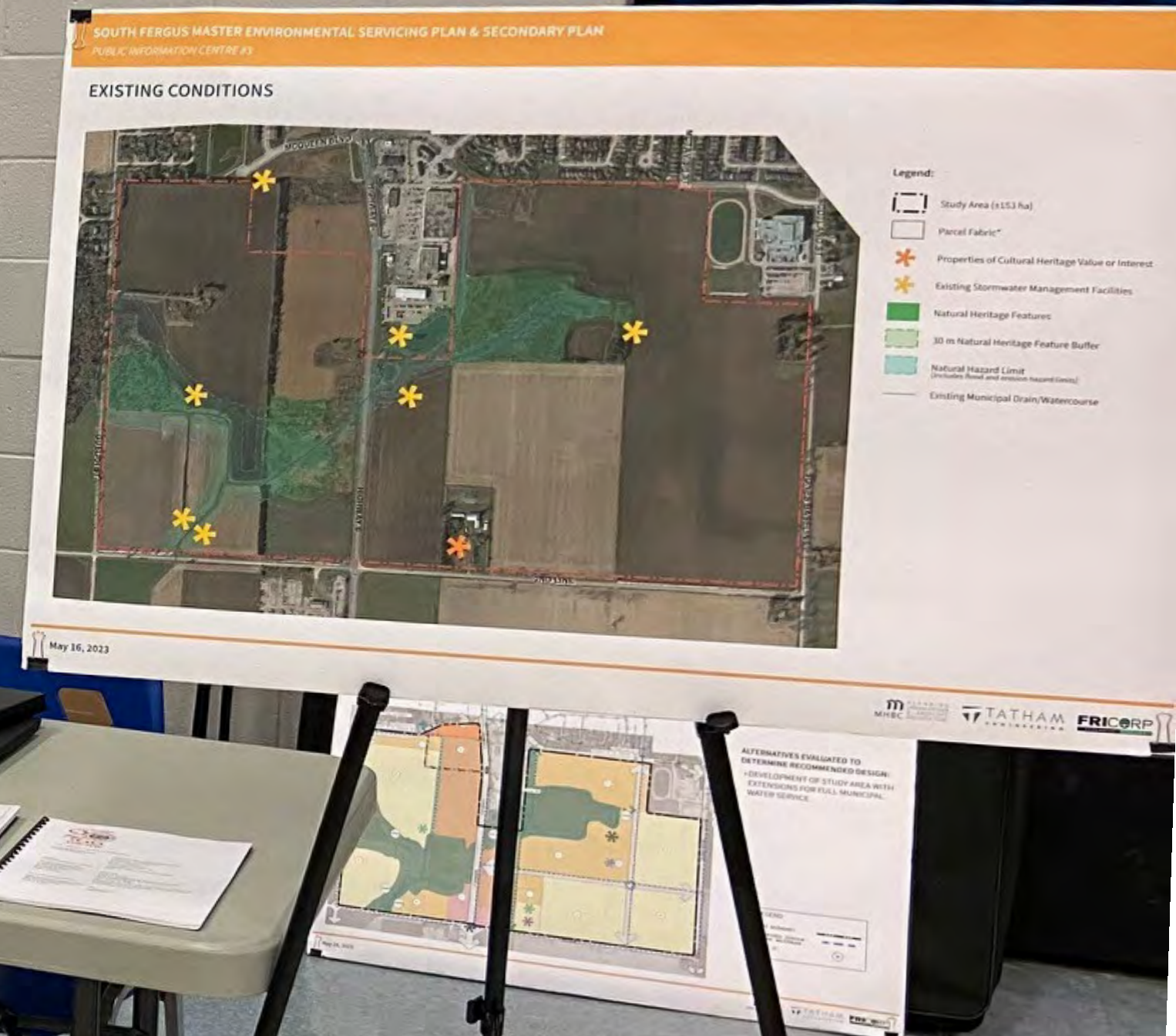
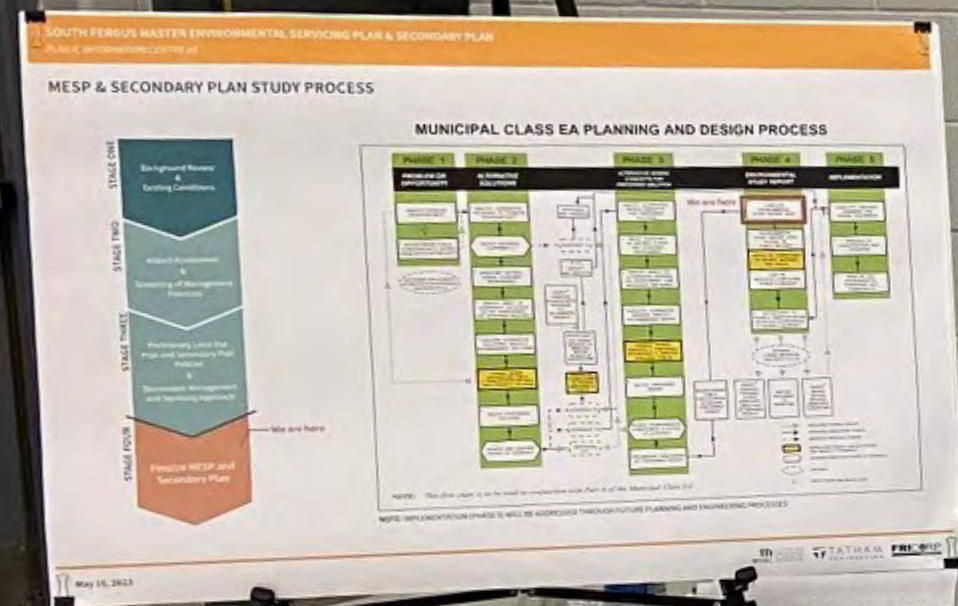
M

EXISTING CONDITIONS



- Legend:
- Study Area (±153 ha)
 - Parcel Fabric*
 - Properties of Cultural Heritage Value or Interest
 - Existing Stormwater Management Facilities
 - Natural Heritage Features
 - 30 m Natural Heritage Feature Buffer
 - Natural Hazard Limit (Includes flood and erosion hazard limits)
 - Existing Municipal Drain/Watercourse





Public Meeting

July 26, 2023

Public Meeting Notice and Materials



Township of Centre Wellington

Public Meeting Under the Planning Act - Committee of the Whole
Agenda
Wednesday, July 26, 2023
6:00 pm
Council Chamber, 1 MacDonald Square, Elora

Page

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

3. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

4. PURPOSE OF THE MEETING

- 4.1 The proposed official plan amendment is in the form of a secondary plan for the subject land, as required by the provisions of the Township Official Plan. The effect of the amendment is to implement detailed land use plans and policies to guide orderly development of the remaining designated greenfield lands in south Fergus. The South Fergus Secondary Plan provides a conceptual framework for the area and addresses the mix, arrangement and density of land uses, collector road network, size and location of parks and school sites, the location of major services, and the natural heritage network. It is intended to provide the basis for the preparation of future Planning Act applications.

2 - 3

These lands were added to the Urban Centre boundary in 2003 to accommodate projected growth for at least 20 years. Concurrent with the secondary plan process, a Master Environmental Servicing Plan (MESP) has been undertaken to integrate infrastructure requirements for existing and future land uses under the Municipal Class EA process with environmental assessment planning principles.

Presentation: Dave Aston and Emily Elliot, MHBC Planning Consultants

Delegations:

a) Donnie Poirier, Fergus resident

b) Call for additional delegations

[Notice of Public Meeting - South Fergus Secondary Plan](#)

5. ADJOURN

**TOWNSHIP OF CENTRE WELLINGTON
NOTICE OF PUBLIC MEETING
REGARDING AN AMENDMENT TO THE TOWNSHIP OF CENTRE WELLINGTON
OFFICIAL PLAN**

TAKE NOTICE that the Township of Centre Wellington has initiated an amendment to the Township of Centre Wellington Official Plan, pursuant to Section 21 of the Planning Act, R.S.O. 1990. The file number for this application is **OP004/23**. The Township will hold a public meeting to present the proposed amendment and to receive public input before making a decision. The public meeting will be held on **Wednesday, July 26, 2023**, at 6:00 p.m. in the Council Chamber, 1 MacDonald Square, Elora, Ontario, N0B 1S0.

The subject property is located on the lands bounded by Scotland Street to the east, Second Line to the south, Guelph Street to the west and existing development to the north and is bisected by Highway 6, as shown on the key map below.

The proposed official plan amendment is in the form of a secondary plan for the subject land, as required by the provisions of the Township Official Plan. The effect of the amendment is to implement detailed land use plans and policies to guide orderly development of the remaining designated greenfield lands in south Fergus. The South Fergus Secondary Plan provides a conceptual framework for the area and addresses the mix, arrangement and density of land uses, collector road network, size and location of parks and school sites, the location of major services, and the natural heritage network. It is intended to provide the basis for the preparation of future Planning Act applications.

These lands were added to the Urban Centre boundary in 2003 to accommodate projected growth for at least 20 years. Concurrent with the secondary plan process, a Master Environmental Servicing Plan (MESP) has been undertaken to integrate infrastructure requirements for existing and future land uses under the Municipal Class EA process with environmental assessment planning principles. Further details on the MESP can be found at: www.connectcw.ca.

To Appear as a Delegation or Provide Written Comments

Persons are encouraged to make written submissions in support of or in opposition to the proposed official plan amendment. Any person or public body is entitled to participate in the public meeting and make an oral submission as a delegation. Persons wishing to register as a delegation at the public meeting or submit written comments are requested to contact the Municipal Clerk's office in the following ways:

- By Phone at 519-846-9691 x243
- By Email at kokane@centrewellington.ca
- By regular mail or courier to Clerk's Department, 1 MacDonald Square, Elora, Ontario, N0B 1S0

Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a staff report, included in a Committee of the Whole or Council Agenda and posted on the Township's website.

Requirements for Owners of Multi-tenanted Buildings

Upon receiving this notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the Planning Act to post this notice of public meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The notice shall remain posted until July 27, 2023 (the day after the public meeting).

Notice of Passing

If you wish to be notified of the decision of the Township of Centre Wellington in respect of the proposed official plan amendment, you must make a written request to the Clerk of the Township of Centre Wellington, 1 MacDonald Square, Elora, Ontario, N0B 1S0.

If the official plan amendment is adopted, it will be forwarded to the County of Wellington for approval. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the proposed official plan amendment, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Appeal Rights

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the County of Wellington to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre Wellington before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Centre Wellington before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

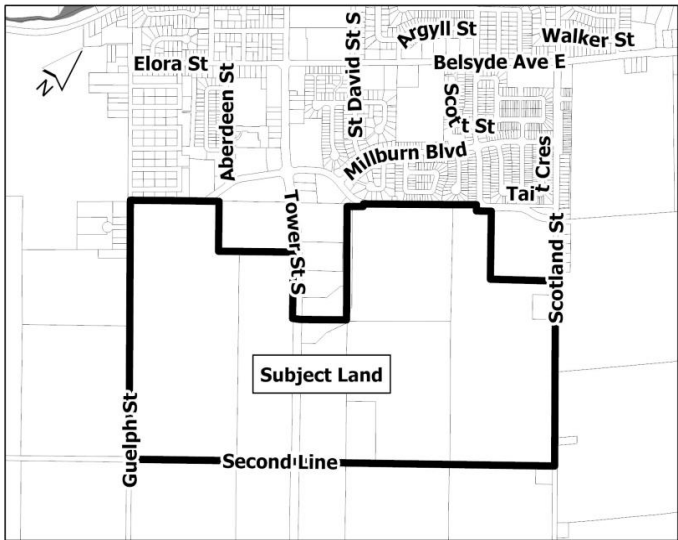
TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of The Township of Centre Wellington to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre Wellington before the by-law is passed, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre Wellington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

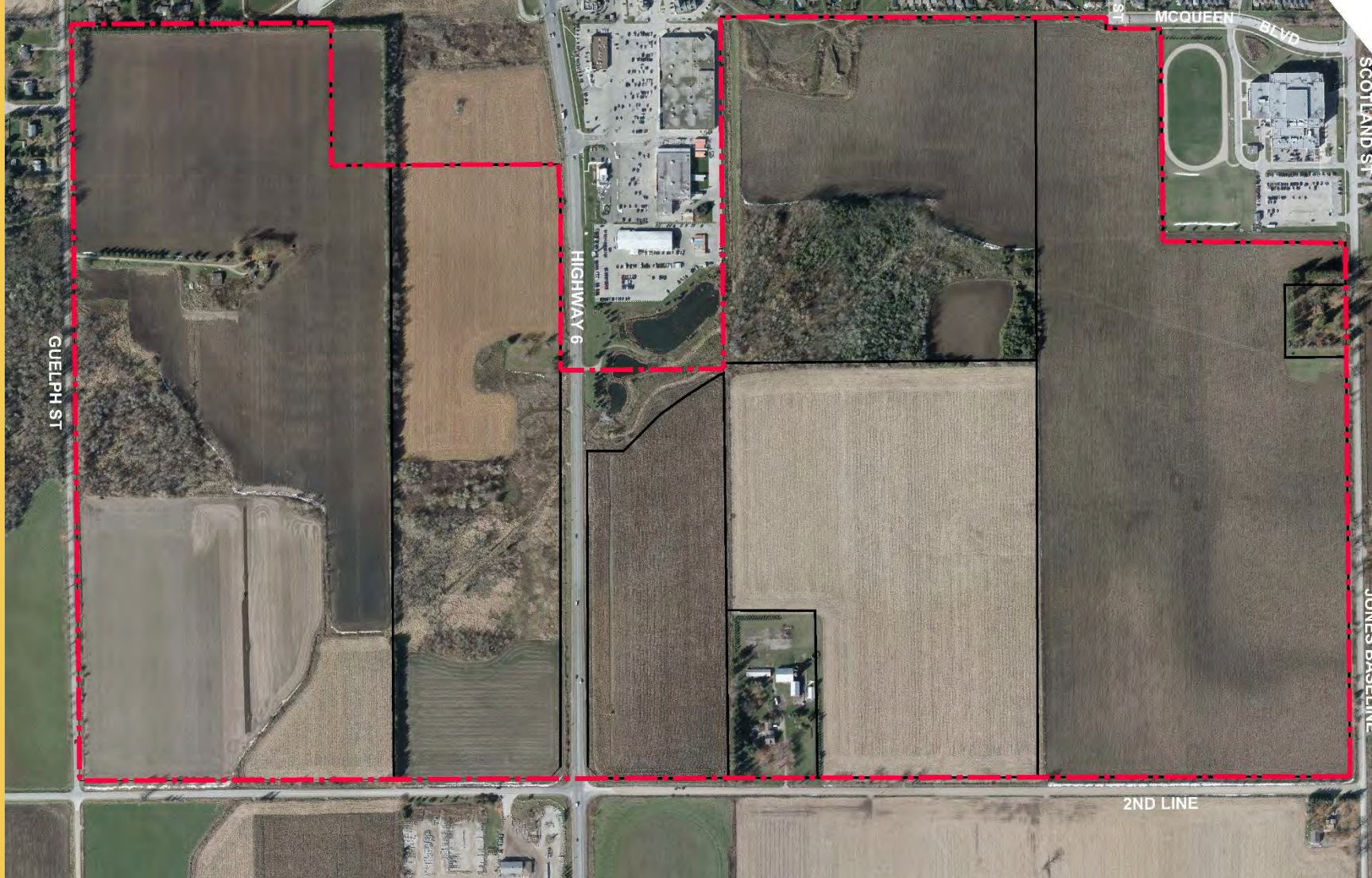
Additional information regarding this application has been filed with the application, including a copy of the proposed Secondary Plan and supporting documents outlined below. Arrangements to view this material can be made by contacting Chantalle Pellizzari, Supervisor of Development at cpellizzari@centrewellington.ca or 519-846-9691 ext: 241.

- South Fergus Master Environmental & Servicing Plan & Secondary Plan Study
- Draft Official Plan Amendment
- Community Design Guidelines
- Environmental Impact Assessment
- Transportation Plan
- Functional Servicing Report
- Preliminary Stormwater Management
- Fiscal Impact Study
- Stage 1-2 Archaeological Property Assessment

Information, including the above reports, has also been posted at:
<http://www.centrewellington.ca/departments/planning/notices/Pages/default.aspx>.



Dated this 6th day of July,
2023.
Kerri O’Kane, Municipal
Clerk
Township of Centre
Wellington
1 MacDonald Square
Elora, ON N0B 1S0
kokane@centrewellington.ca



South Fergus Secondary Plan

Public Meeting

July 26th, 2023



AGENDA

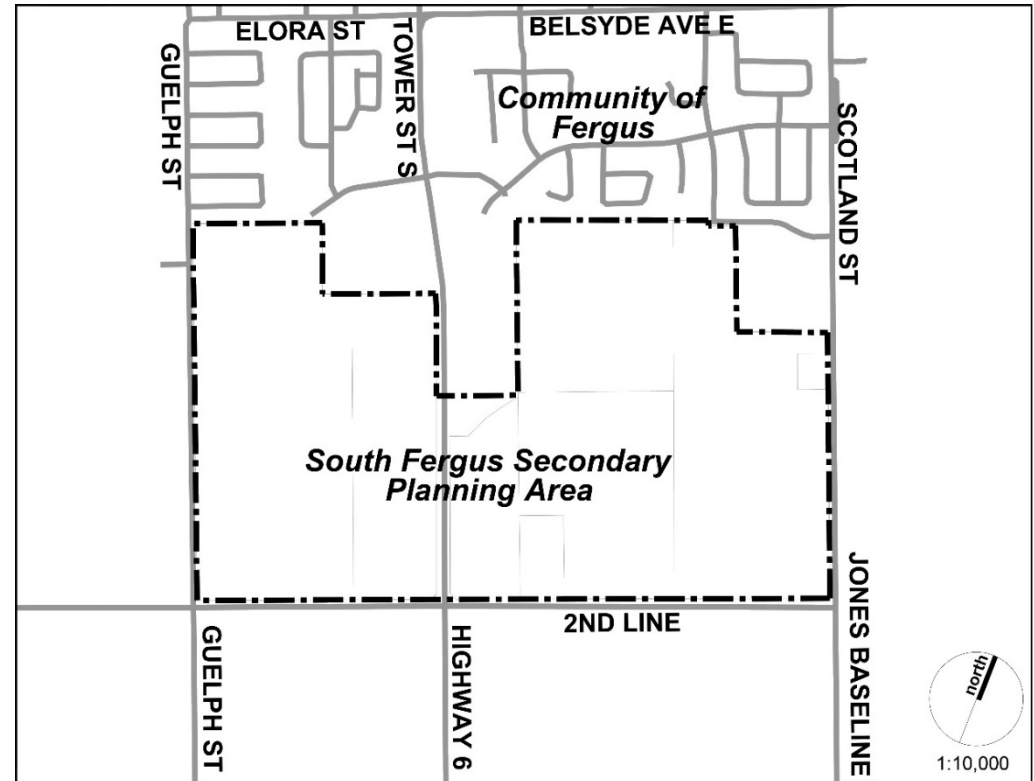
- Purpose of Secondary Plan and Master Environment Servicing Plan (MESP)
- Overview of Process and Public Consultation
- Policy Framework & Direction for Secondary Plan
- General Approach to Development of the Secondary Plan
- Overview of Draft Secondary Plan - Proposed Land Uses and Amendments
- MESP Recommendations and Implementation
- Next Steps
- Question and Answer

PURPOSE OF SOUTH FERGUS SECONDARY PLAN AND MASTER ENVIRONMENTAL SERVICING PLAN (MESP)

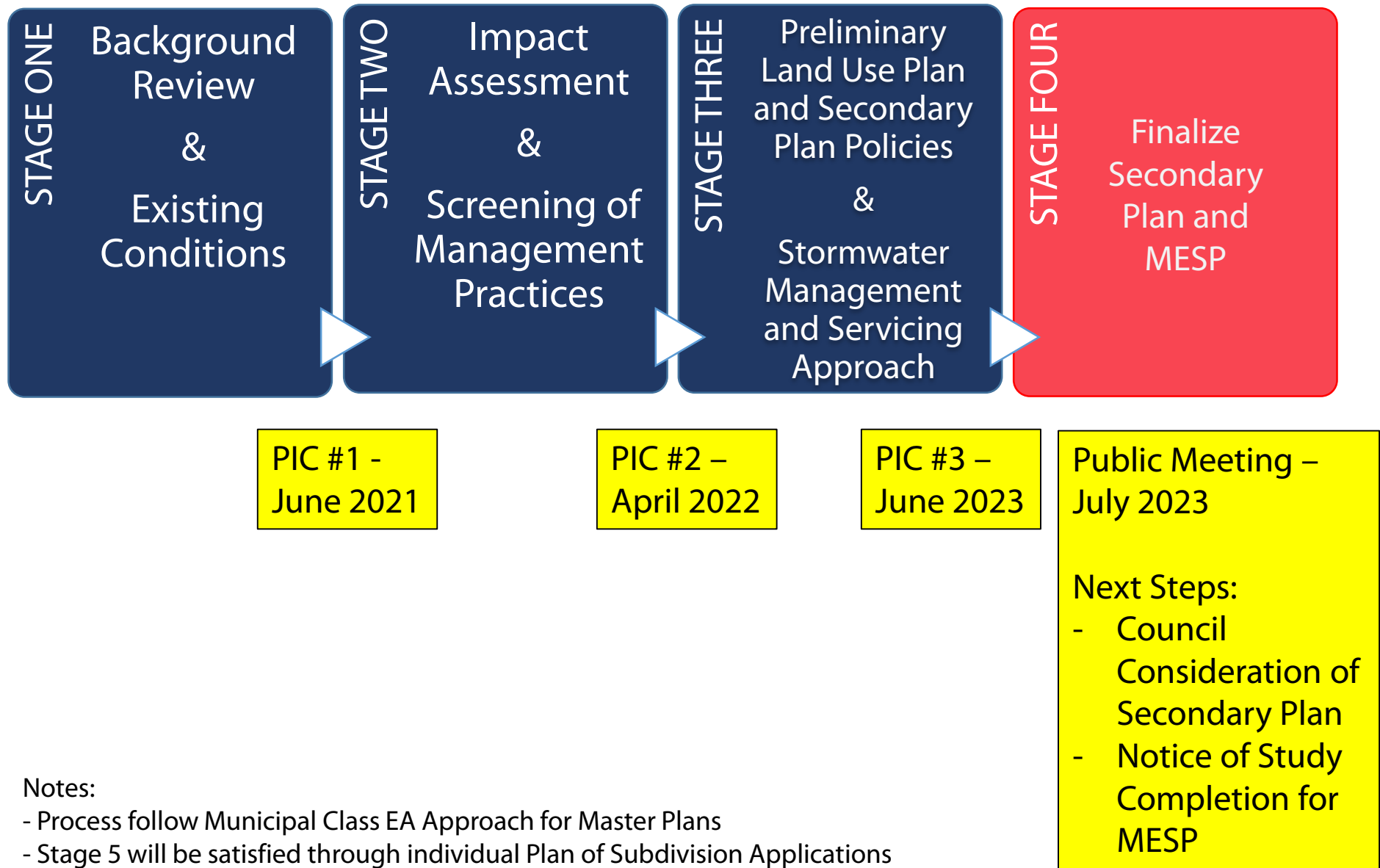
The purpose of the South Fergus Secondary Plan and Master Environmental Servicing Plan (MESP) is to guide the development of the remaining designated greenfield lands in South Fergus.

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 with infrastructure recommendations to be implemented through future planning applications.



OVERVIEW OF SECONDARY PLAN & MESP PROCESS



OVERVIEW OF SECONDARY PLAN & MESP PROCESS - PROJECT TEAM AND TAC

Project Team



Planning, Cultural Heritage, Urban Design, Project Management



Environmental



Engineering



Financial



Archaeology

Technical Advisory Committee (TAC)



Township of
Centre Wellington



Wellington
County



Grand River
Conservation
Authority

Policy Framework – County of Wellington Official Plan

Schedule A-1 – Land Use Designations

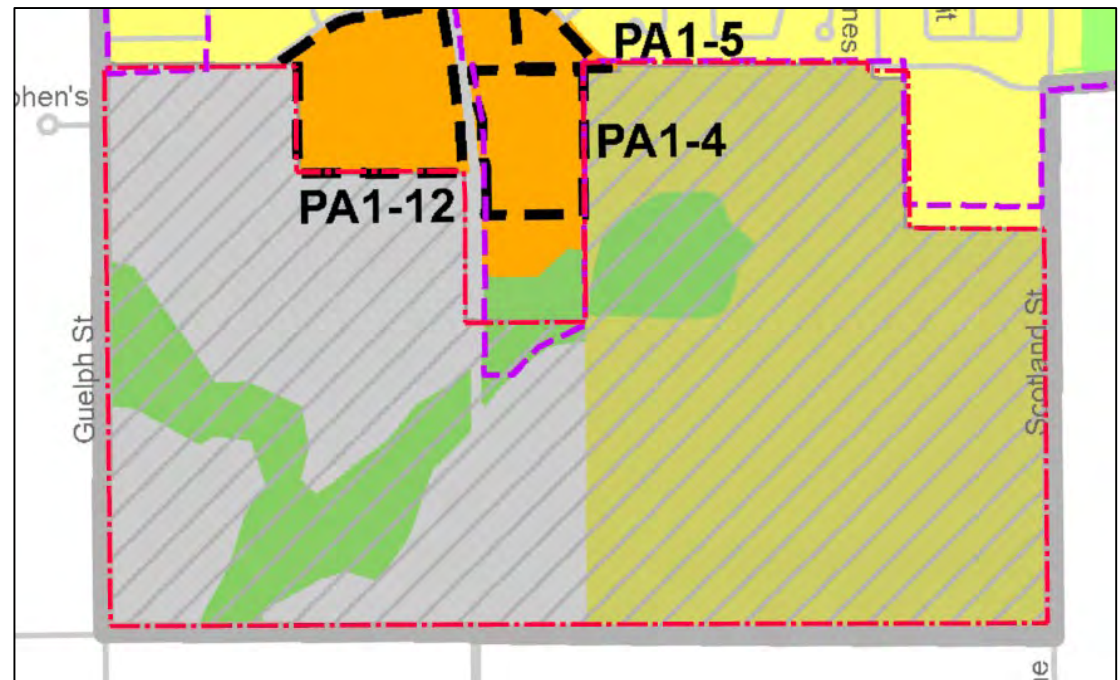
- Fergus Urban Centre, outside of the identified Built Boundary
- Designated Greenfield Area
- Partially within Greenlands Network; designated Core Greenlands and Greenlands
- Policies allow for Secondary Plans either as part of the County Official Plan or as part of local Official Plans
- County presently undertaking Municipal Comprehensive Official Plan review



Policy Framework – Township of Centre Wellington Official Plan

Schedule A-1 – Land Use Plan

- Urban Boundary - Fergus Urban Centre.
- Designated Greenfield Area
- Identified as Secondary Planning Area
- Official Plan sets out policies for the preparation of Secondary Plans
- Study Area bisected by lands designated Core Greenlands
- Identified as “Future Residential” and “Future Employment” – however, these are not land use designations as designations to occur through Secondary Plan process.



GENERAL APPROACH TO DEVELOPMENT OF THE SECONDARY PLAN

Study and Analysis Completed:

Natural Environment

- Natural Features & Buffers
- Groundwater Resources
- Surface Drainage
- Species at Risk
- Floodplain Analysis

Master Servicing and Infrastructure

- Stormwater Management
- Sanitary Servicing
- Water Servicing
- Groundwater
- Transportation Network
- Active Transportation Network

Cultural Environment

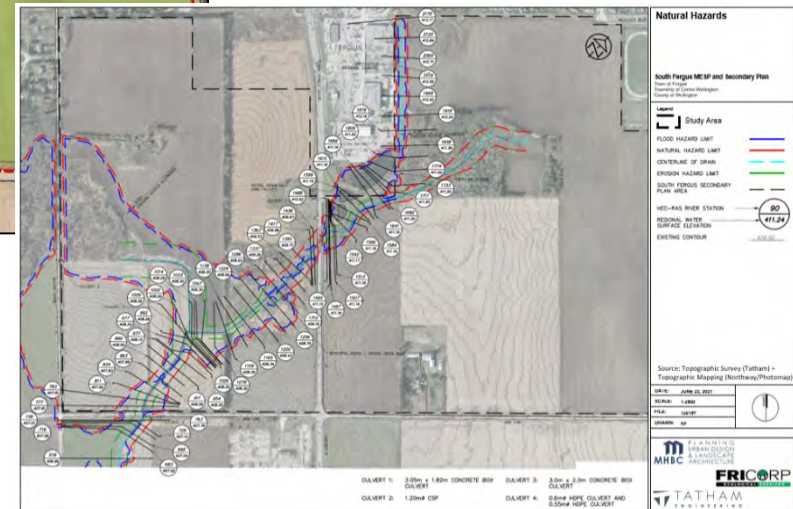
- Archaeological
- Built Heritage
- Recreation & Parks

Financial Impact Analysis

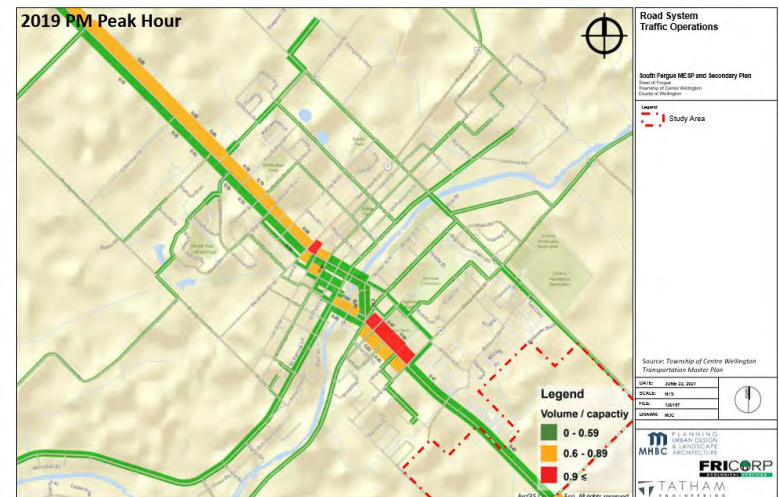
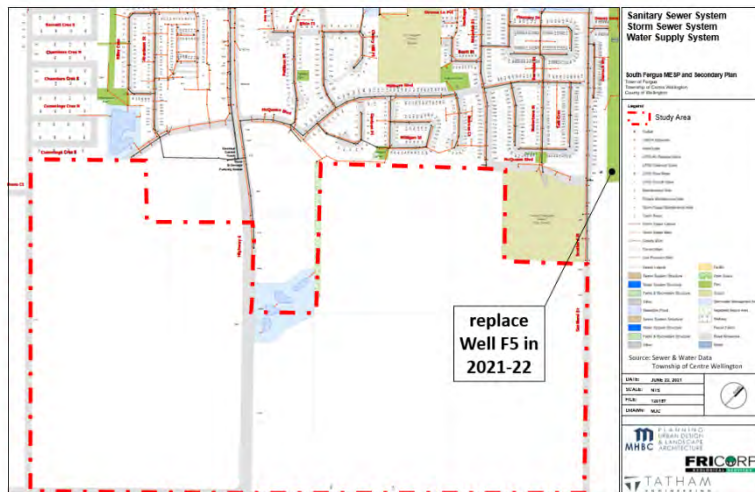
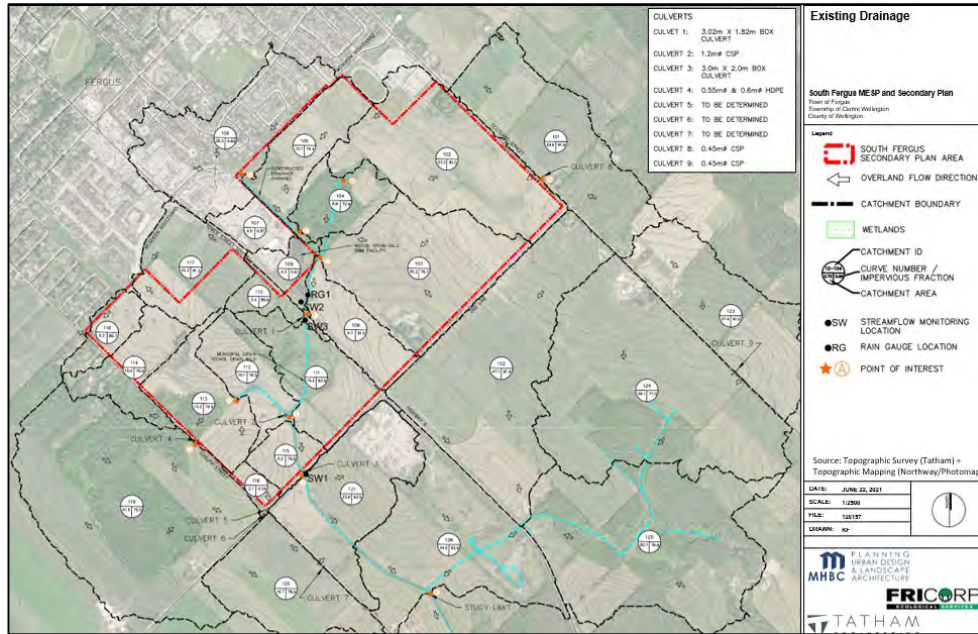
Considerations for Establishment of Land Uses:

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

DEVELOPMENT OF THE LAND USE PLAN – ENVIRONMENTAL STUDY



DEVELOPMENT OF THE LAND USE PLAN – SERVICING AND INFRASTRUCTURE



SECONDARY PLAN - LAND USE PLAN



- Mix of Land Uses and Range of Housing Types
- Population Projection – 7,000 people
- Overall Density – 60 people & jobs per ha
- Phased Approach to Development

PROPOSED SECONDARY PLAN – LAND USES

LOW DENSITY RESIDENTIAL

- Permitted Uses:
 - Single detached, duplex, semi-detached, triplexes
 - Street townhouses
 - Second and secondary dwelling units
 - Home businesses
 - Non-residential supportive uses: convenience retail, day care, personal services, small-scale offices, neighbourhood parks, 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, small-scale offices, neighbourhood parks, schools
- Floor Space Ratio – 0.6 to 2.0
- Height – Maximum 6 storeys



PROPOSED SECONDARY PLAN – LAND USES

MIXED USE CORRIDOR

- Permitted uses:
 - A broad range of compatible mix of commercial, retail, institutional and 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



GATEWAY COMMERCIAL

- Permitted uses:
 - Full range of commercial and retail uses
 - Retail, restaurants, health offices / clinics, personal services, hotels, recreation uses
 - 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
- Buildings oriented to the public street
- Parking accommodated underground or to the rear of the development



PROPOSED SECONDARY PLAN – LAND USES

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

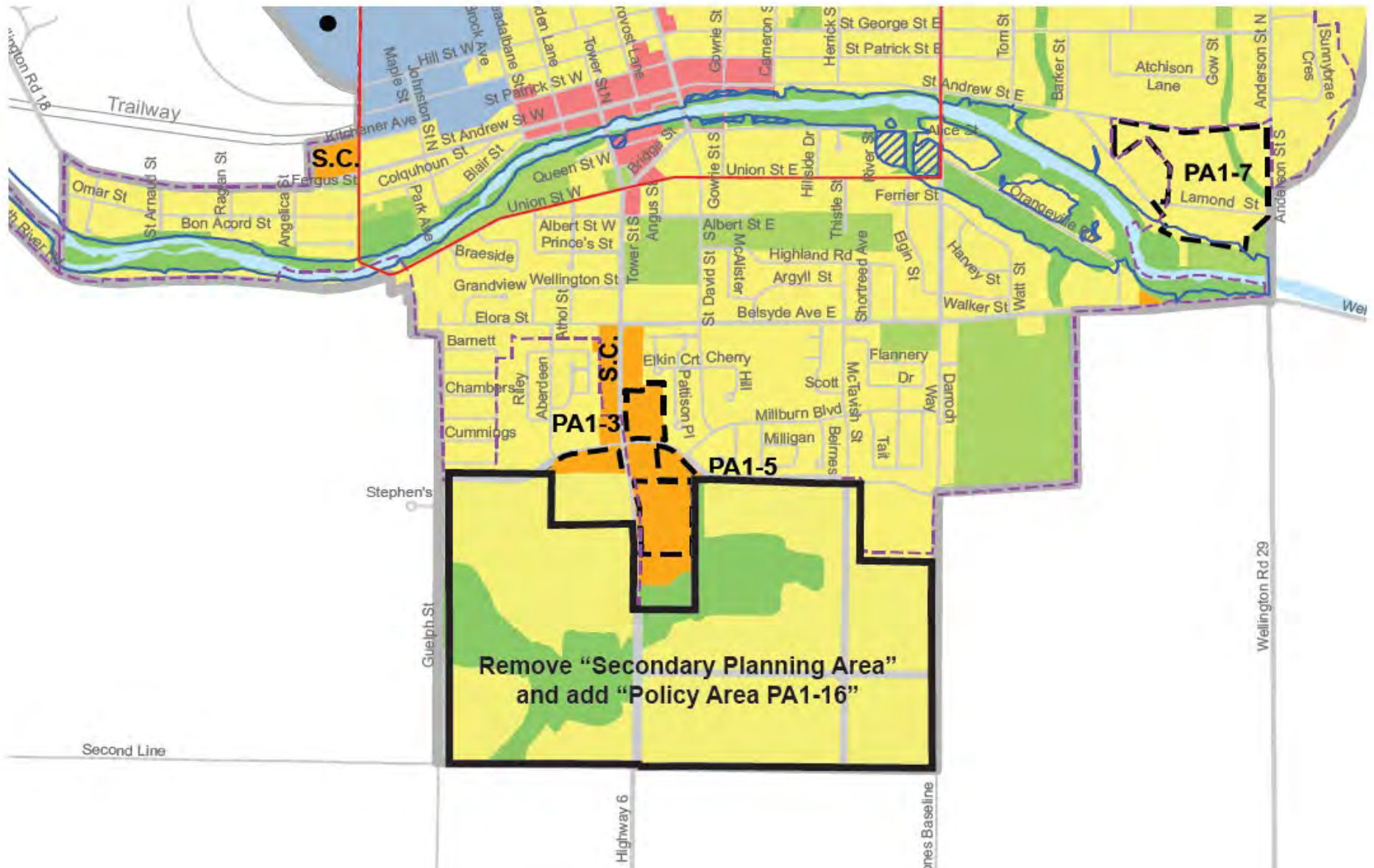
The Natural Heritage Land Use includes wetlands, woodlands, threatened or endangered species habitat, and lands subject to natural hazards or flooding

- Permitted Uses:
 - Conservation and resource management uses
 - Passive recreation activities (i.e. trails)
 - Stormwater management uses and public trail, provide no impact to the feature or its function



PROPOSED SECONDARY PLAN AMENDMENT

Schedule A



PROPOSED SECONDARY PLAN AMENDMENT

Schedule B – Land Use

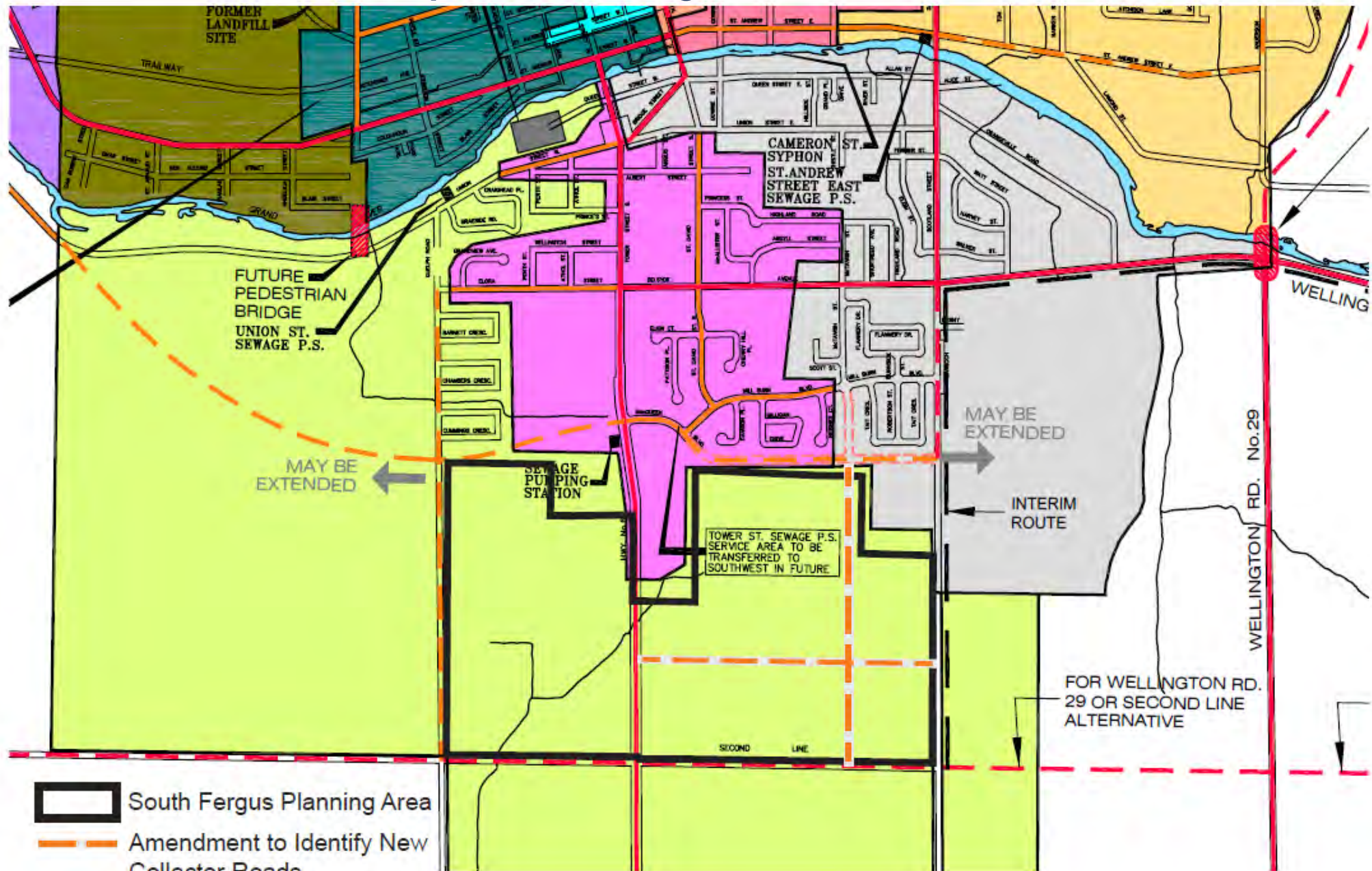


Lands Outside of Policy Area PA1-16 to be Redesignated

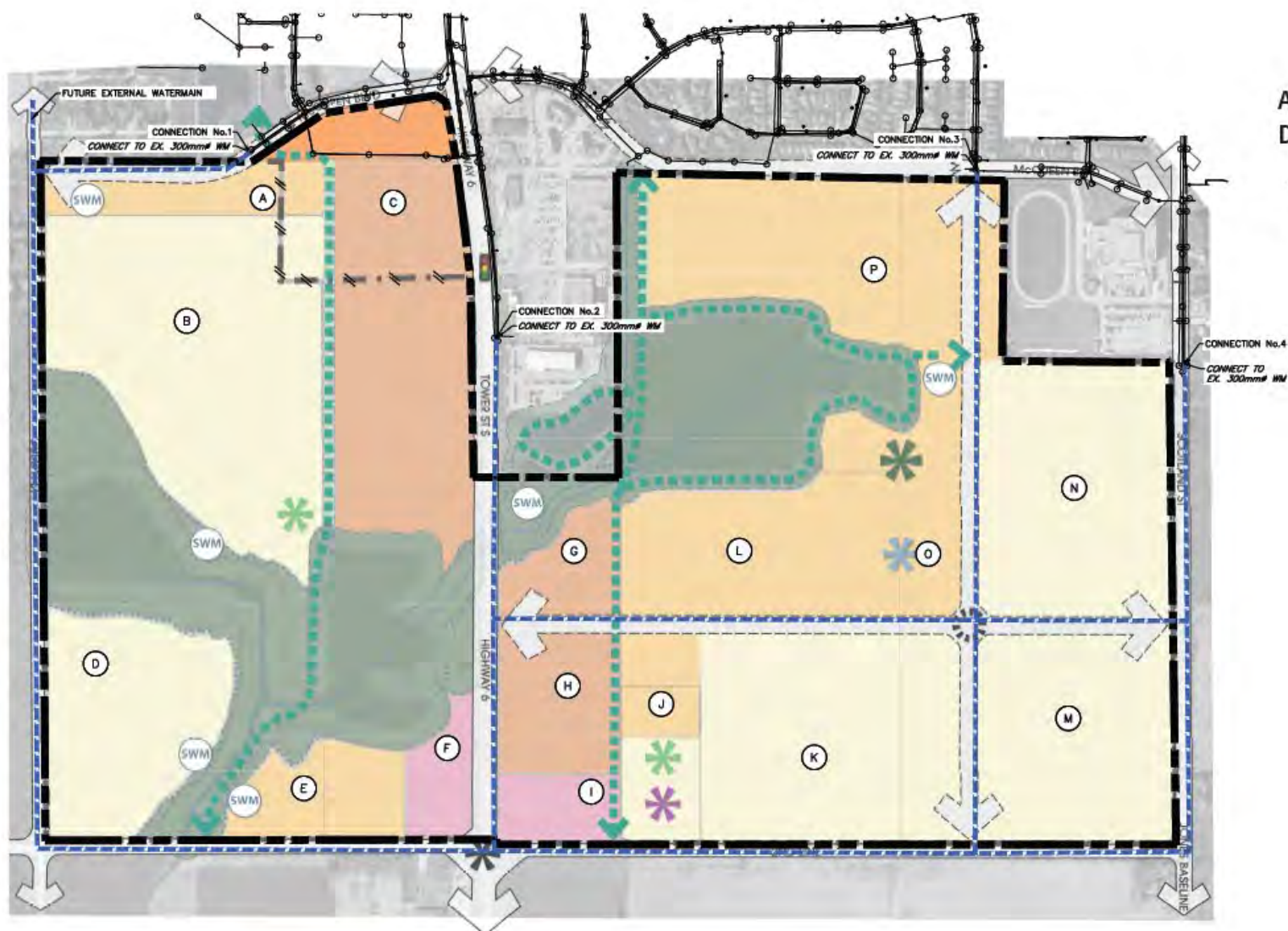
1. Lands to be redesignated from Highway Commercial with Special Policy Area PA1-12 to Medium Density Residential
2. Lands to be redesignated from Highway Commercial with Special Policy Area PA1-12 to Mixed Use Corridor
3. Lands to be redesignated from Highway Commercial with Special Policy Area PA1-12 to Low Density Residential

PROPOSED SECONDARY PLAN AMENDMENT

Schedule C – Municipal Servicing Plan



MESP RECOMMENDATIONS AND IMPLEMENTATION - WATERMAIN SERVICING PLAN



ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- DEVELOPMENT OF STUDY AREA WITH
EXTENSIONS FOR FULL MUNICIPAL
WATER SERVICE

LEGEND

SITE BOUNDARY



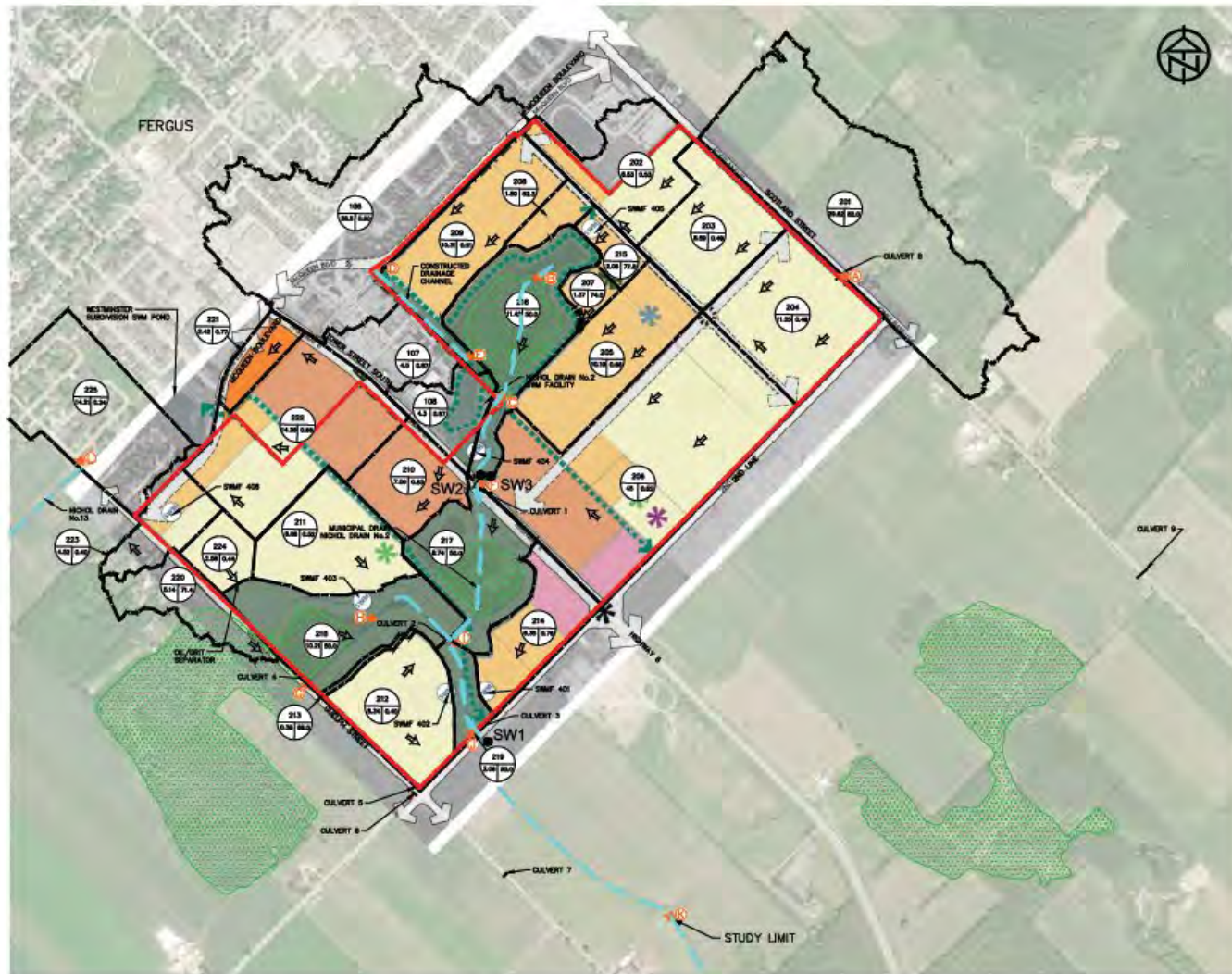
PROPOSED 300mm ϕ
TRUNK WATERMAIN



AREA ID

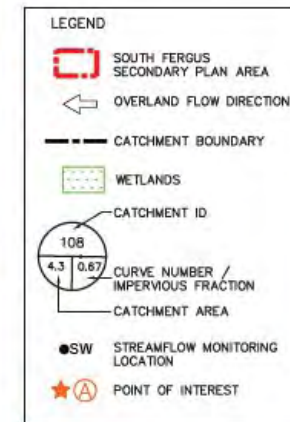


MESP RECOMMENDATIONS AND IMPLEMENTATION - STORMWATER MANAGEMENT PLAN



ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- UTILIZATION OF EXISTING STORMWATER MANAGEMENT FACILITIES
- DEVELOPMENT OF NEW STORMWATER MANAGEMENT FACILITIES



Land Use Plan Legend:



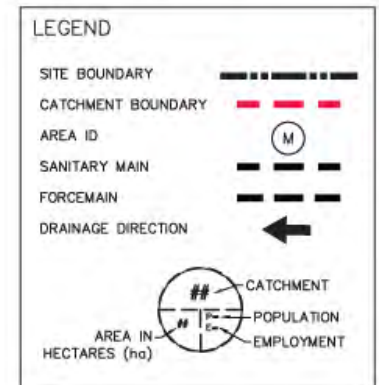
MESP RECOMMENDATIONS AND IMPLEMENTATION – SANITARY DRAINAGE PLAN



ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- UTILIZATION OF EXISTING INFRASTRUCTURE FOR STUDY AREA
- NEW GRAVITY SEWER FOR STUDY AREA TO UNION STREET PUMPING STATION
- NEW PUMPING STATION FOR STUDY AREA TO UNION STREET PUMPING STATION

NOTE: THE ALTERNATIVE ASSOCIATED WITH THE GRAVITY SEWER OPTION IS UNDER FURTHER REVIEW



NEXT STEPS

- Council Consideration of Secondary Plan
- Finalize MESP
- Provide Notice of Study Completion for MESP



THANK YOU!

Township and Agency Correspondence



MEMORANDUM

TO: Brett Salmon, Managing Director of Planning & Development
FROM: Mathieu Alain, Landscape Architect and Urban Forestry Project Manager
DATE: December 14, 2021
RE: South Fergus MESP and Secondary Plan

Proposal:

Draft MESP & Secondary Plan for 2,000 – 2,650 unit development with an estimated population of 4,845 – 6,200.

Documents Reviewed:

TAC Meeting Presentation-Oct 6_Circulated to TAC, prepared by MHBC

Community Services Comments:

Below are comments based on Community Services review of the draft MESP and Secondary Plan.

1. The location of trails and parks in Land Use Concept 2 are generally preferred.
2. Parks are not anticipated to be needed on the west side of Tower St S with the planned employment lands and mixed use. If low density residential is accepted, at least one neighbourhood park will be required on the west side of Tower St S.
3. Given the estimated population a Community Park should be provided.
 - a) One desirable location for the Community Park is the area shown between the proposed institutional lands and the natural heritage lands (Concept 2) because it is centrally located and adjacent to the proposed trail system, natural heritage lands, and proposed SWM block, as well as in proximity to the existing high school, and future institutional lands.
 - b) Another desirable location is adjacent to the Property of Cultural Heritage Value and recreational trail (Concept 1) because the farmhouse could potentially be used as a community space and the park could easily be accessed from Tower St S and Second Line.
 - c) The Community Park should be:

- i. A minimum of 3 hectares in size but normally no less than 4 hectares in size to facilitate efficient complexes of a least 2 lit athletic facilities;
- ii. Located with a minimum of 100 metres of continuous road frontage preferably on an arterial road, and
- iii. Include an entrance to the proposed trail system.

4. Several Neighbourhood Parks should also be provided.

- a) Fewer large sized parks are preferred over many smaller parks.
- b) Neighbourhood Parks should be:
 - i. Not normally less than 1.6 hectares in size but optimally 2 hectares in size to facilitate the provision of 1 unlit athletic facility.
 - ii. Located with a minimum of 60 metres of continuous frontage on a collector road, and
 - iii. Where possible, include an entrance to the proposed trail system.

I trust these comments are of assistance. If you have any questions, please do not hesitate to contact me at (519) 846-9691, ext. 218.



20 June 2022

Emily Elliott
Associate
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener, Ontario N2B 3X9

Dear Ms. Elliott:

Re: South Fergus Secondary Plan - Preferred Land Use Plan

We would like to thank you for the opportunity to review the Preferred Land Use Plan for the South Fergus Secondary Plan. The Upper Grand District School Board has an existing agreement with the developer of a portion of the lands within the Secondary Plan Area which stipulates an 8-acre site for an elementary school within such lands subject to a prescribed criterion.

Planning staff at the Board have reviewed the revised plan which indicates the elementary school site. Planning staff have no concern with the general location of the elementary school site. This location generally satisfies the criteria found in the Board's School Site Selection Guideline. Planning staff note that the site is centrally-located within the Secondary Plan Area. This will allow for a larger walking catchment area for prospective students. Further, the site has frontage on two collector roads and has the potential to be collocated with a community park.

Planning staff are aware that the location of the school block will be finalized when the Plan of Subdivision applications for the Secondary Plan Area are submitted.

Furthermore, we would appreciate that any guidelines and plans associated with the review of the Secondary Plan Area be circulated to us prior to final approval by Council.

We appreciate the opportunity to be involved in the Secondary Plan Process for South Fergus.

Should you have any questions, please do not hesitate to contact us.

Upper Grand District School Board

• Linda Busuttill; Chair
• Barbara Lustgarten Evoy; Vice-Chair

• Mark Bailey
• Mike Foley

• Jolly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping

Sincerely,



Ruchika Angrish
Manager of Planning

PLN: 22-058

File Code: R14

Cc: Heather Imm, Senior Planner, UGDSB

Upper Grand District School Board

• Linda Busuttill; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping

Introduction:

The following is intended to provide preliminary insight on the servicing strategy of the South Fergus Secondary Plan development including the sanitary collection and treatment, stormwater management, water supply and distribution systems.

This assessment has considered the expected impact on available servicing under the proposed conditions which include the development of 375 acres of land, comprising of low, medium, corridor and gateway density residential areas, as well as employment and industrial development, servicing a total of 9,061 residents, and providing 1,457 jobs. This assessment only considers the subject development in the context of the existing development and infrastructure, it does not account for other potential development or infrastructure upgrades which may occur in the future unless noted.

Existing Services and Proposed Servicing Strategy:

Stormwater:

Currently, stormwater is conveyed via roads ditches and watercourses to various outlets. It is proposed that a total of six (6) stormwater management facilities (SWMF) be constructed to service the development. It will need to be confirmed if SWMF 405 and SWMF 406 are necessary as part of this development, or if the existing SWMF at Catchment 108 and the Westminster Subdivision are capable of handling these flows. Refer to the following figure as presented by the proponent's engineer (Tatham) for reference.

Figure 1 - Proposed Stormwater Management Plan



Portions of these lands are within the GRCA Regulation Limit, indicating that GRCA review/approval of the development will be required, including the stormwater management design. Nichol Drain #2 is the primary watercourse receiver for the developments area. As such, the adequacy and potential impacts to this watercourse will need to be identified. The GRCA and Township will need to confirm the terms of reference/scope of this study.

Water:

The 300mm diameter watermain that exists along McQueen Blvd. connects to the existing 300mm watermain on Highway 6/Tower St., Scotland St. and McTavish St.; however, watermain does not exist on McQueen between Millburn and McTavish. The existing watermain on Highway 6 extends to the northern limit of the Reliable Ford site, roughly 375m south of the Highway 6 and McQueen Blvd. intersection. The existing 300mm diameter watermain on Scotland St. extends roughly 375m south of McQueen Blvd. intersection.

It is proposed that several connections to the existing watermain will be made in order to service the development. These connections will be made at the west end of McQueen Blvd., the south end of Highway 6, the intersection of McQueen Blvd and McTavish St., and the south end of Scotland St.

The 2021 Reserve Capacity Calculations (RCC) for Fergus and Elora reported that the current system has an average density of 3.09 persons/unit, a maximum day water demand of 0.92 m³/day/unit.

Sanitary:

There is an existing sanitary pumping station (SPS) located on Highway 6, south of McQueen Blvd. Existing 200mm diameter sanitary sewers are located along McQueen Blvd, as well both Highway 6 and Scotland St.

At this time, a number of servicing options are being explored. Majority of these options will require a SPS to be constructed to service a portion of the development. In all scenarios, sewers will ultimately discharge to a trunk sewer in the Guelph St. ROW which will outlet to the existing SPS on Union St.

The 2021 Reserve Capacity Calculations (RCC) for Fergus reported that the current system has an average density of 3.09 persons/unit, and an average daily sewage flow of 0.76 m³/day/unit (246 L/d/capita).

Proposed Development:

The proposed lands will include **4,539 ERUs** or **9,061 people** and **16.39 hectares** of employment areas, equating to **1,457 jobs**. The development will be serviced by extensions to the existing municipal water and sanitary sewage systems.

Table 1 – Proposed Densities, Population, and ERU's

Density	Population	PPU	ERUs
Low¹	2,662	3.094	860
Medium¹	3,598	2.411	1,492
Corridor¹	2,353	1.596	1,474
Gateway¹	448	1.596	281
Employment²	-	-	432
Total	9,061	-	4,539

¹ Population has been calculated based on the noted residential units proposed.

² ERU has been calculated by dividing the total estimated employment ADF (328m³/day) by 0.76 m³/day/unit.

Water Servicing:

Water Supply Reserve Capacity

The 2021 Reserve Capacity Calculations (RCC) for Fergus and Elora reported that the current water system has a Firm capacity of 12,658 m³/day. Currently, there are 4,262 units (3,921 m³/day) committed for capacity, with 316 units (291 m³/day) under consideration for capacity. The maximum day flow (3-year average) is 7,423 m³/day. This indicates that the remaining available capacity for Fergus and Elora is 1,113 units (1,024 m³/day).

The proposed development will require 4,539 units of capacity (5,788 m³/day). In terms of RCC values, this is 3,426 units (4,764 m³/day) greater than what is currently available within the existing water system. To service this development in addition to the current population and allocated units, a total maximum day firm capacity of at least 17,422m³/day will be required.

In 2019, AECOM completed a Water Supply Master Plan on behalf of the Township of Centre Wellington (CW) to identify constraints and opportunities within the Fergus-Elora water system. This report forecasted that with all wells in CW operating, the Township will reach capacity in 2026, with an expected population of 26,632 people and maximum day demand of 12,434 m³/day. To accommodate future developments, AECOM identified four sites with potential for new wells (WA3, WA5, WA7, WA8). With wells WA3, WA5, and WA8 added to the system the total capacity of the system will be 23,610 m³/day. The firm capacity (WA5 offline) of this scenario results in a system firm capacity of 20,810 m³/day.

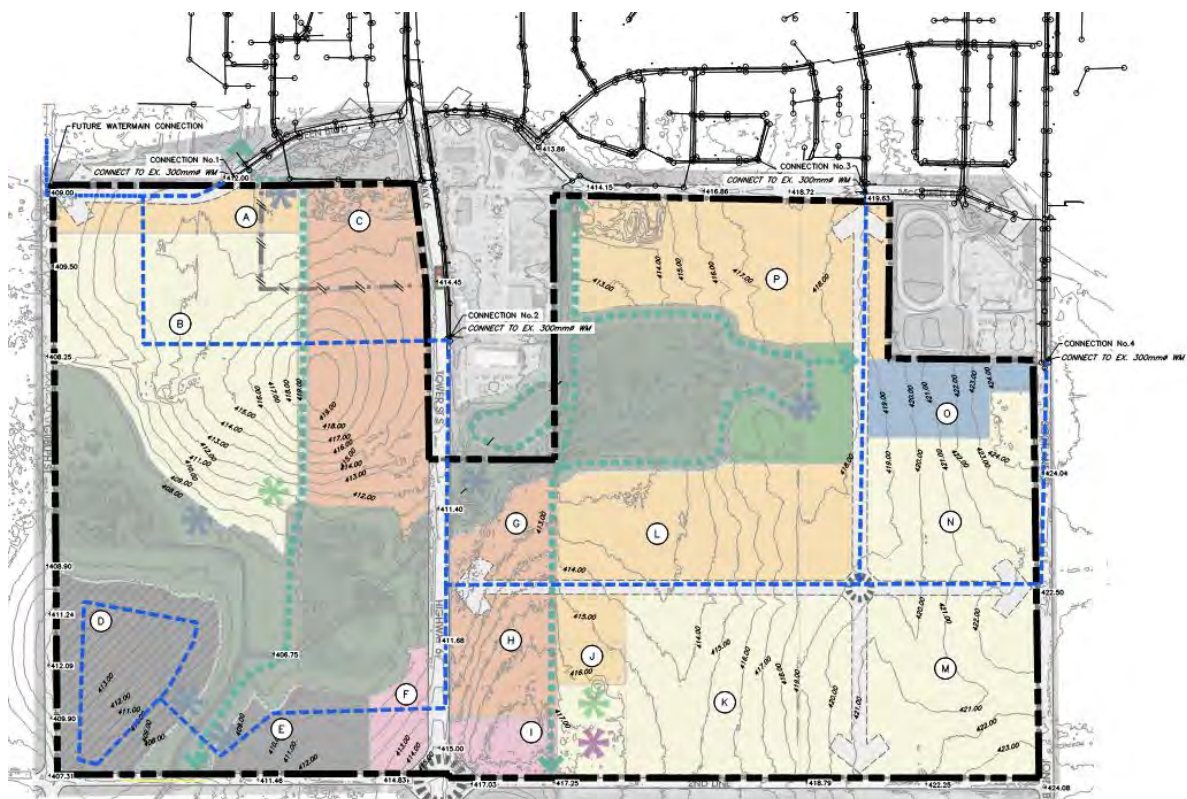
At a minimum, wells WA3 and WA5 will need to be commissioned alongside the existing wells to service the proposed development. This scenario results in a total system capacity of 21,440 m³/day (firm capacity of 18,640 m³/day) which results in a small surplus of 1,218 m³/day based on proposed development. All of these scenarios assume that existing Wells F2 and F5 will be rehabilitated.

Available Water Service

Based on the above parameters, the expected available water system operating conditions are presented below. All pressures and available rates noted are at the proposed road centre line elevation. Watermain placement and sizing has been assumed based on preliminary road fabric. Modelling indicates that operating pressures within the development area are expected to be acceptable, ranging from 306.8 kPa (44.5 PSI) to 464.0 kPa (67.3 PSI). Further that the minimum fire flow will be 65.5 L/s at Area M, and that the maximum fire flow will be 303.0 L/s at Area G. However, additional main looping into future trunk main along Scotland will improve fire flows in area M, this is to be considered as part detailed design.

The configuration of the watermains is shown below in Figure 2 provided by Tatham. This figure only indicates the trunk mains throughout the development. Additionally, 150mm watermains have been modelled throughout to simulate a more realistic interconnectivity and looping of the watermains that will be available, including watermain long bounding roads.

Figure 2 - South Fergus Secondary Plan Watermain Layout



The proponent will be responsible for confirming that the modelled available fire flows are sufficient for servicing the proposed development. Additionally, system storage assessment will be completed based on this development proposal, findings will be provided separately.

Sanitary Servicing:

As presented by Tatham and based on the expected populations of the proposed development, the per person flow rate recommended by the Centre Wellington Development Manual (350 L/cap/d), and the peaking factors for residential (2.5) and ICI (2) flows, the total expected peak sanitary sewage flow will be **116.1 L/s**. This peak flow accounts for infiltration occurring at a rate of 0.15 L/ha/s. However, the peaking factor (PF=2.5) is based on the entire Fergus population, whereas it should be based on the development population which results in a PF of 3.0. This revised PF produces an expected peak flow of **164.28 L/s**.

Refer to the following table which highlights the proposed condition flows.

Table 3 – Proposed Flow Conditions

Parameter	Proposed Condition
Population	9,061
Residential Average Day Flow (L/s)¹	36.7
ICI Average Day Flow (L/s)	3.80
Infiltration & Inflow (L/s)²	16.8
Total Average Day Flow (m³/day)	4,949
Peak Design Flow (L/s)³	164.28
Peak Design Flow (m³/day)³	14,193.4

¹ Uses 350 L/capita/day per Centre Wellington Development Manual

² Based on 0.15 L/s/ha

³ Uses a peaking factor of 3.0 for residential and 2 for ICI

Reserve Capacity

The 2021 RCC for Fergus reported that the current wastewater treatment system has a capacity of 10,526 units (8,000 m³/day). Each existing unit connected to the system contributes an average of 0.76 m³/day, or 246 L/day/capita. There are currently 2,543 units committed, with an additional 238 units being considered. The average day flow (3-year average) for Fergus is equivalent to 5,682 units, therefore, the remaining available capacity for the Fergus treatment system is 2,060 units (1,566 m³/day).

In terms of RCC values, the proposed development will require 4,539 units (4,949m³/day) of capacity. This is 2,479 units (3,383 m³/day) greater than what is available within the current treatment system. To service this development the system would need to be increased to a total average day capacity of at least 13,005 units (11,383 m³/day).

Table 4 – Existing and Proposed Sanitary Flows

	Flow (m³/d)	ERUs
Current System Capacity	8,000	10,526
Current Consumed/Reserved	6,434	8,466
Current Available	1,566	2,060
Proposed Development	4,949	4,539
Available Capacity	-3,383	-2,479
Minimum Required System Capacity	11,383	13,005

Proposed Collection System Options

Tower St. SPS Outlet

An interim servicing scenario has been considered for the development Area P (i.e., sanitary Catchment One), shown in the figure below, which would allow this area to be serviced prior to completion of the Guelph Street trunk sanitary sewer and Union SPS upgrades. To assess the impact of the Development Area P on the existing system, the existing per person average day demand of 213Litres/day/person, peaked using the Harmon Formula, is applied to the sewers both up and downstream of the existing Tower Street SPS. An allowance for infiltration is then further applied based on the expected total area.

Flows from the 1,599 people and associated infiltration proposed within Area P will be directed to the existing SPS on Tower Street via sewers on McQueen Blvd. These sewers were analysed and found to have sufficient capacity to accommodate the additional loading from Area P. This results in a peak expected flow at the Tower Street SPS of 39.8L/s which is slightly less than the current rated capacity of 40.5L/s.

The Tower St. SPS currently discharges to the Tower Street trunk sewer, and as such, these sewers were also assessed for capacity as these increased flows are expected to be conveyed by the SPS at a similar rate. Our analysis results for these sewers are summarized in Table 5.

Figure 3 – Sanitary Catchment Areas

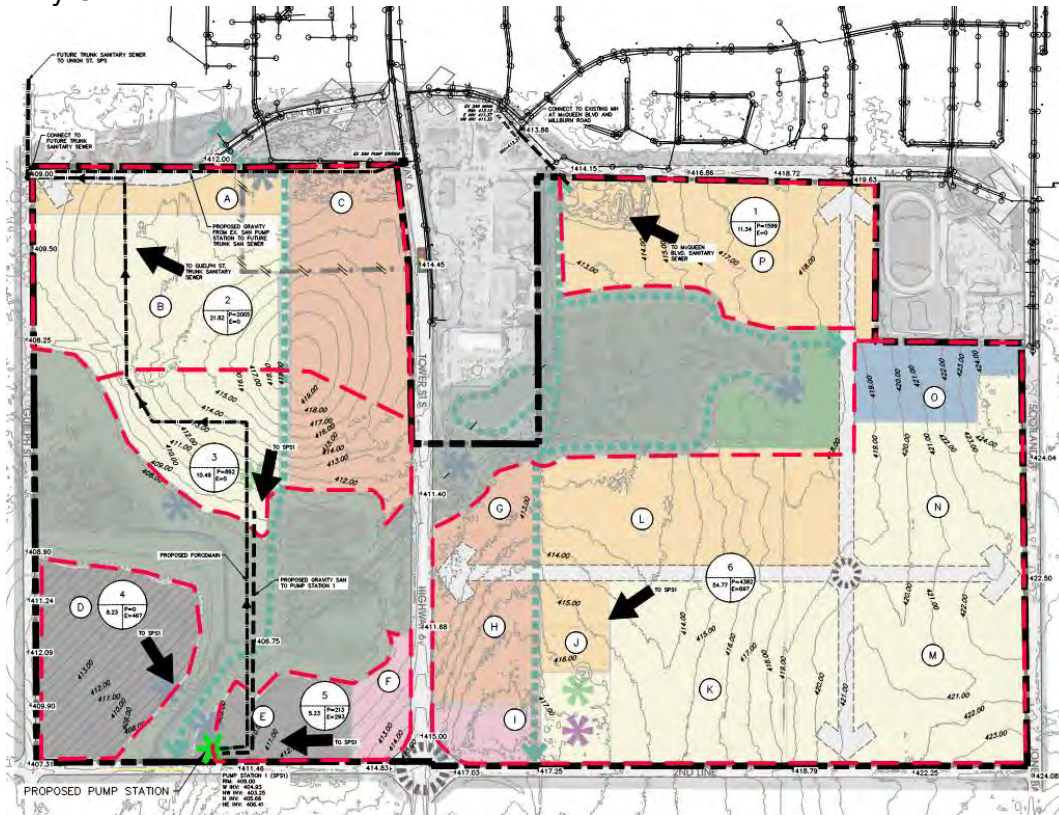


Table 5 – Sewer Capacity Analysis (Downstream of Tower SPS)

	Existing Condition % Full	Slope (%)	Diameter (mm)	Length (m)	Proposed Condition % Full
MH-2S to MH 7S on HWY 6	88.0%	0.76	200	100.5	134.0%
MH 7S to MH 8S on HWY 6	88.9%	0.78	200	90.0	134.2%
MH 8S to MH 9S on HWY 6	94.5%	0.72	200	13.0	141.5%
MH 9S to MH 9AS on HWY 6	118.6%	0.28	225	91.4	175.4%

As indicated above, there are multiple locations of potential surcharge condition based on theoretical flows. However, flows in these sewers are largely a result of the Tower St. SPS discharge which is dependent upon the pumping rate which needs to be confirmed and examined with Township staff.

Currently, these sewers have not been reported to have experienced capacity issues. Therefore, if the SPS discharge is currently at the rated capacity, the flow rates conveyed to these sewers will not increase with the addition of Area P, the pumps will just cycle more frequently. If current pump rates are not at rated capacity, a staged approach for development including flow monitoring as development comes on-line maybe required to ensure existing sewers can accommodate the increased flows from the SPS. Typically, actual flows from new development are lower than assumed theoretical flows, so flows directed to these sewers may be lower. Typically, a sewer can accommodate some surcharge without impacting the system/users.

Based on the above assessment, a more detailed assessment of this system should be completed to confirm existing discharge rates from the SPS which will provide a better indication of actually loading on these sewers.

Guelph St. Trunk Sewer Options 1-4

Four (4) sanitary servicing options have been proposed by Tatham for consideration. All options involve flows from the development being directed to a trunk sewer within the Guelph ROW eventually discharging to the Union St. SPS. In all options the Union St. SPS will require significant upgrades to accommodate the proposed development. Further, regardless of the Guelph trunk sewer configuration, the Tower St. SPS would be decommissioned, and the existing flows draining to it would be redirected to a manhole on McQueen just west of Aberdeen. This McQueen sewer will eventually be extended to Guelph to connect to this future trunk sewer. This will allow for Catchments 1 and 2, as well as existing flows from the Tower St. SPS to be conveyed to Guelph St. trunk via gravity sewer.

Under Option 1, the remaining area will drain to a future SPS in the southwest corner of the South Fergus Secondary Plan area. This option allows for the shallowest sewer installation which may cause issues in the future if existing Cummings Cr. and Chambers Cr. are to be connected to the system since this trunk sewer may be too shallow to accommodate them by gravity sewer. Similarly, other potential development area adjacent to Guelph St. may require a deeper sewer.

Option 2 is similar to Option 1, with the difference being that the trunk sewer is 2m lower in order for Catchment 3 to drain to the trunk main via gravity sewers. This servicing option also allows for the Crescents along Guelph St. to drain to the trunk sewer, but still requires Catchment 4, 5, and 6 to be serviced by the future SPS.

Under Option 3, the entire South Fergus Secondary Plan area, as well as the existing flows from the Tower St. SPS, can be conveyed to the Guelph St. trunk sewer via gravity sewers. This requires the invert of the manhole at Guelph St. and McQueen Blvd. to be 13m below grade. The trunk sewer will be a minimum of 3.0m deep and a maximum of 24.5m deep. This servicing option is the only one that doesn't require a SPS which is preferable from a long-term O&M perspective, however, it will be difficult and expensive to construct sewers to this depth.

Under Option 4, the Secondary Plan area, the Tower St. SPS, and the Crescents along Guelph St. will drain via gravity sewer to a future SPS at an unknown location. The flows will be directed to the Union St. SPS via a forcemain running within the Guelph St. ROW. This servicing option reduces construction costs for the Guelph Street section as the forcemain can be installed at a much shallower depth than the gravity sewer and provides for servicing of the Guelph St. development area. However, long-term O&M costs increase since the Secondary Plan area, the Guelph St. development area and the Tower SPS service area will all need to be double pumped to reach the WWTP.

Alternative Option 5

Triton is proposing a fifth (5th) option to service the proposed development area. As shown in red in Figure 4 below, the gravity sewer will follow Nichol Drain 13 (ND13) rather than going down the Guelph Street ROW to the Union Street SPS. This servicing option allows for the entire South Fergus Secondary Plan area to be serviced by gravity sewer (similar to Option 3), but reduces the depth of sewer over the Guelph St. Outlet portion by up to 10m as compared to Option 3. Currently the property that ND13 is located on is privately owned but it may have development potential which would accommodate this servicing strategy.

Figure 4 – Alternative Servicing Option Configuration



Conclusion:

Stormwater Management:

At this time, preliminary stormwater modelling should be completed to assess the necessity of SWMF 405 and 406. Utilizing the existing SWMF's at Catchment 108 and the Westminister Highlands subdivision has the potential to reduce costs and increase lands available for other uses.

Water Servicing

Based on the preliminary watermain layout and development configuration, the existing water system will provide sufficient pressures and adequate fire flow based on typical residential development. However, if other types of development are proposed (i.e., multi-storey, ICI) their water needs will need to be assessed individually.

In order to service the proposed development, capacity of the existing water supply system will need to be increased to a minimum of 18,640 m³/day. To meet this requirement, it is recommended that the Township continue with the on-going Well exploration program in an effort to establish additional wells (WA3 and WA5) as outlined in the 2019 Master Servicing Plan.

Additionally, the water system storage requirements are being investigated, findings will be presented under separate report.

Sanitary Servicing

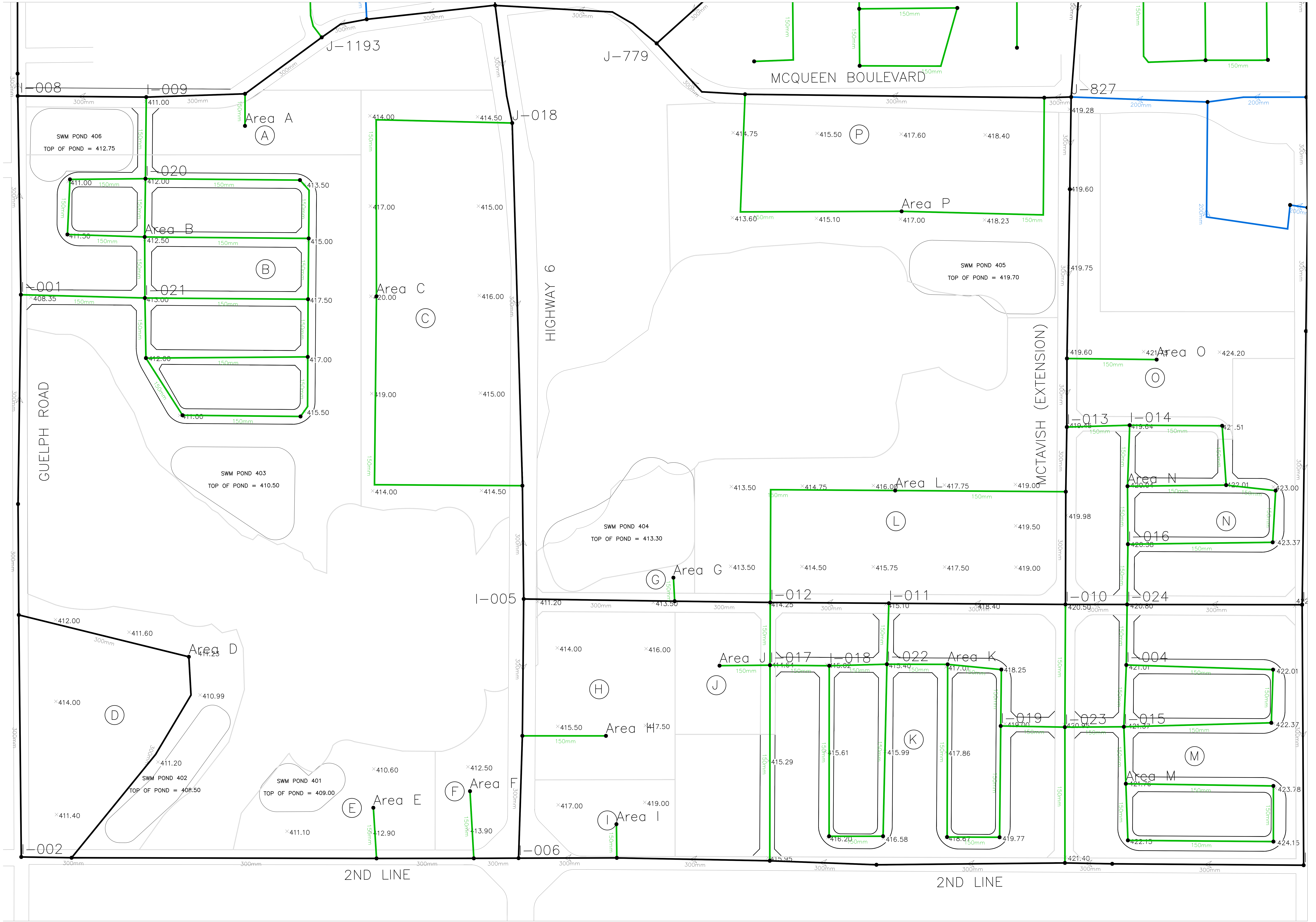
Several configurations (Options 1-4) were presented for the future Guelph trunk sewer which will provide a sanitary outlet for this development. However, an alternative "Option 5" should also be considered for this development. This option allows for the entire development area to be serviced by gravity sewer, while reducing sewer depth and allowing for future servicing of existing developments.

In addition, there may be other options that would consider a combination of servicing strategies that need to be considered such as pumping a small low area (i.e. #5) if it means that the rest of the sewers can be raised significantly. **An evaluation of each servicing option will need to be completed that considers all criteria (i.e., costs both capital and O&M, potential service area, constructability, impacts), after which a preferred alternative can be selected for further investigation/detailing.**

The current sanitary treatment system does not have capacity to support the proposed development. The capacity of the system will need to be increased to a minimum ADF of 11,383 m³/day to support this proposed development. Options such as optimizing or expanding the wastewater treatment system will need to be considered by the Township as part of a separate study.

In order to allow for a portion of this development to proceed in advance of establishing the Guelph trunk sewer and Union Street SPS upgrade, an interim servicing strategy has been considered for the development Area P (i.e., sanitary Catchment One, 663 ERU) which utilizes existing infrastructure. This strategy would allow this area to be serviced by the existing McQueen sewer to the Tower SPS which discharges to the Tower Street trunk sewer. Based on this assessment, the existing McQueen sewers have capacity, and the existing Tower SPS will be at capacity, however sections of the Tower sewers are overcapacity based on theoretical flows. It is recommended that a more detailed assessment of this system be completed to confirm existing flows to the sewers. Further, a staged approach to bringing the future development Area P on-line is recommended including flow monitoring.

If you have any questions or concerns, please contact us.



Note: All watermain sizes, junctions, elevations, lot fabric and general layout is for discussion purposes only, preliminary and based on information provided by Tatham Engineering.

Pressure and Fire Flow Results are approximate estimates only. Hydrant flow testing will be required to very results.

		ADD		MDD	
Label	Elevation (m)	Pressure (psi)	Fire Flow (L/s)	Pressure (psi)	Fire Flow (L/s)
Area A	412.00	62.60	187.29	61.70	180.39
Area B	412.50	61.90	174.87	60.90	166.99
Area C	416.00	56.70	106.11	55.60	100.36
Area D	409.00	66.90	308.96	65.90	269.90
Area E	410.50	64.70	159.05	63.80	154.40
Area F	412.00	62.60	138.09	61.70	133.87
Area G	413.00	61.20	211.65	60.30	203.46
Area H	415.00	58.30	116.64	57.40	112.42
Area I	416.00	56.90	172.00	56.00	165.43
Area J	415.50	57.70	134.17	56.80	129.76
Area K	417.01	55.50	185.76	54.60	178.02
Area L	415.00	58.30	143.18	57.40	137.41
Area M	421.76	48.80	96.59	47.90	92.46
Area N	420.04	51.20	176.90	50.40	169.25
Area O	420.00	51.30	102.58	50.40	99.34
Area P	416.50	56.20	119.89	55.20	114.58
I-001	408.35	67.80	305.99	66.90	267.34
I-002	407.00	69.70	309.05	68.80	269.98
I-003	423.50	46.30	293.56	45.50	273.44
I-004	421.01	49.90	187.04	49.00	178.27
I-005	415.00	58.30	346.50	57.40	305.25
I-006	415.50	57.60	316.07	56.70	275.91
I-007	422.95	47.10	336.24	46.30	293.36
I-008	409.00	66.90	304.31	65.90	265.81
I-009	411.00	64.00	304.15	63.10	265.67
I-010	420.50	50.60	326.01	49.70	284.92
I-011	415.10	58.20	323.37	57.40	282.25
I-012	417.54	54.70	321.31	53.90	280.39
I-013	419.45	52.10	322.79	51.20	282.30
I-014	419.64	51.80	191.07	51.00	182.35
I-015	421.37	49.30	165.98	48.50	157.20
I-016	420.38	50.80	183.60	49.90	174.04
I-017	414.64	58.90	249.40	58.00	238.13
I-018	415.02	58.30	223.33	57.50	214.16
I-019	419.00	52.70	178.41	51.80	170.75
I-020	412.00	62.60	181.75	61.70	173.35
I-021	413.00	61.20	167.51	60.20	160.14
I-022	415.40	57.80	251.74	56.90	240.35
I-023	420.95	49.90	236.31	49.10	223.53
I-024	420.80	50.20	327.91	49.30	286.64
J-018	415.00	58.30	307.43	57.40	268.51
J-779	415.00	58.40	337.83	57.50	298.02
J-827	418.70	53.20	351.55	52.30	310.88
J-830	422.60	47.80	435.40	47.30	388.83

Note: All watermain sizes, junctions, elevations, lot fabric and general layout is for discussion purposes only, preliminary and based on information provided by Tatham Engineering.

Pressure and Fire Flow Results are approximate estimates only. Hydrant flow testing will be required to verify results.

J-1193	411.00	64.00	303.53	63.10	265.14
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**TRITON
ENGINEERING
SERVICES
LIMITED**
Consulting Engineers

Memorandum

DATE:	June 1, 2023
TO:	Dave Aston Cc. Chantalle Pellizzari
FROM:	Dustin Lyttle & Ray Kirtz
RE:	South Fergus Master Environmental Servicing Plan and Secondary Plan Study Review
FILE:	A6652A

Document List:

- South Fergus Master Environmental & Servicing Plan & Secondary Plan, dated March 2023, prepared by MHBC Planning Limited.
- Appendix A – Terms of Reference, updated January 2021
- Appendix B – TAC Summary, dated May 26, 2021
- Appendix C – Record of Consultation
- Appendix D – Secondary Plan
- Appendix E – Urban Design Guidelines, dated March 2023
- Appendix F – Environmental Impact Assessment, dated March 2023, prepared by FRi Ecological Services Inc.
- Appendix G – Transportation Study, dated March 10, 2023, prepared by Tatham Engineering Limited
- Appendix H – Functional Servicing Report, dated March 10, 2023, prepared by Tatham Engineering Limited
- Appendix I – Stormwater Management Report, dated March 10, 2023, prepared by Tatham Engineering Limited
- Appendix J – Fiscal Impact Study, dated March 16, 2023, prepared by Altus Group Economic Consulting
- Appendix K – Archaeological Assessment, dated August 15, 2021, prepared by AMICK Consultants Limited
- Amendment Number XX to the Official Plan for the Corporation of the Township of Centre Wellington (Secondary Plan, dated March 2023)

Current Submission Comments:

- 1.1 An updated Municipal Servicing Assessment will need to be completed to assess the impact of Area P on the Tower Street SPS and related sewers. Once this has been completed, it will be reviewed with the Township to determine requirements for committed developments and provide an estimate of available capacity for Area P.
- 1.2 Local roads are to be a minimum of 18m wide, not 18.5m as indicated in the Official Plan Amendment.
- 1.3 Appendix B (Hydrogeological Investigation) is missing from the Appendix of the SWM Report, provide copy.
- 1.4 Confirm what has changed resulting in the Area P Population reducing from 1,599 to 928. Does the new lower figure reflect the planning requirements?
- 1.5 Section 5.2 of FSR indicates that the lowest required fire flow based on land use is 100L/s, however the

lowest fire flow achieved is 65L/s based on the existing modelling available. Confirm required fire flows.

- 1.6 Confirm that hydrologic model completed includes the proposed SWMFs and confirms that hydrograph timing will not “stack”, resulting in increased peaks at downstream confluences.
- 1.7 Confirm that the capacity of the existing SWMF that will be receiving run-off from Area P has been assessed and checked. This may require inspection/verification of operating levels within the existing facility, including an assessment of the sludge/deposition of sediment.
- 1.8 Confirm what condition for Catchment 201 (area east of Scotland Street) has been assumed. The CN number of 82 may represent a developed or undeveloped condition.
- 1.9 The assessment of Nichol Drain 13 (ND13) as described within the SWM Report does not specifically assess/discuss ND13 itself, rather just discusses the Guelph Street ditch. Expand the assessment to include ND13 downstream to the Grand River. Note: Guelph Street is to be upgraded to an urban standard.
- 1.10 The Geomorphic Assessment indicates that there will be no impacts on downstream reaches of ND2; does this include within the subject area and downstream to Swan Creek?
- 1.11 Clarify the conclusion of the Geomorphic Assessment; are the various reaches of the ND2 stable from erosion under the post-development condition?
- 1.12 As discussed in the May 31, 2023, meeting between Triton, the Township, Tatham and MHBC, the sanitary servicing options are to be confirmed, evaluation criteria established and options thoroughly assessed based on this criteria.

If you have any questions, please do not hesitate to contact us.

6 June 2023

Emily Elliott
Associate
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener, Ontario N2B 3X9

Dear Ms. Elliott:

Re: **PIC #3 - South Fergus Secondary Plan**

We would like to thank you for the opportunity to review and discuss the Master Environmental and Servicing Plan and Secondary Plan Draft Report and draft South Fergus Secondary Plan dated March 2023. The Upper Grand District School Board has an existing agreement with the developer of a portion of the lands within the Secondary Plan Area which stipulates an 8-acre site for an elementary school within such lands subject to a prescribed criterion.

In previous correspondence in June 2022 Planning staff at the Board indicated that there was no concern with the general location of the elementary school site and that the location generally satisfies the criteria found in the Board's School Site Selection Guideline. We have attached a copy of this criteria for your reference.

It is stated in that the UGDSB owned site will be in Phase 2 of the development, which will be pending updates to the Union Street Pumping Station. It should be noted that due to significant housing policy changes, the school block may be required to be within the first stage of Phase 2. Further details will be provided during subdivision process.

Staff have also reviewed the population and unit counts in the context of recent housing policy changes. The secondary plan provides approximately 3000 dwelling units in a variety of housing forms. Based on this review, it is possible that the Board may require another school site in the secondary plan area to accommodate the projected population growth. The Official Plan permits schools in the residential designation. We would appreciate if the additional future school

Upper Grand District School Board

• Ralf Mesenbrink; Chair	• Jen Edwards	• Irene Hanenberg	• Martha MacNeil	• Kenn Manzerolle
• Katherine Hauser; Vice Chair	• Robin Ross	• Luke Weiler	• Laurie Whyte	• Lynn Topping

accommodation needs can be referred to in the final report. Additional details on school needs and the preferred location will be provided at the subdivision approval stage during the specific applications. A preliminary review suggests that the additional school site may be located in the north-west quadrant of the secondary plan.

We appreciate the opportunity to be involved in the Secondary Plan Process for South Fergus and continue to ask that any guidelines and plans associated with the review of the Secondary Plan Area be circulated to us prior to final approval by Council.

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Ruchika Angrish
Manager of Planning

PLN: 23-048

File Code: R14

Cc: Heather Imm, Senior Planner, UGDSB

Upper Grand District School Board

• Linda Busuttill; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping

UGDSB Site Selection Guideline

As far as practical, schools in the Upper Grand District School Board will be organized as JK-8 and 9-12. Some schools may be JK-6 or 7-12.

Definitions

Elementary Schools – shall be schools generally organized as JK-6, or JK-8.

Secondary Schools – shall be schools generally organized as 9-12.

Optimum Size

Elementary Schools – the optimum Elementary School size shall be approximately 500 pupil places.

Secondary Schools – the optimum Secondary School size shall be 1200 pupil places.

In all cases, new schools shall be constructed in accordance with Ministry of Education guidelines in effect at the time of construction.

Site Selection Criteria

New school sites should ideally:

- i. Maximize the walk-in catchment area;
- ii. Permit safe pedestrian access to the site via sidewalks and pathways by minimizing the crossing of arterial roadways;
- iii. Be no closer than 200 m (656 ft.) from trunk natural gas pipelines;
- iv. Be no closer than 152 m (500 ft.) from hydro transmission lines of greater than 50 kV;
- v. Be no closer than 152 m (500 ft.) from any water bodies (ponds, storm water management facilities (not owned by the board), creeks, rivers etc.);
- vi. Exclude archaeologically significant lands.
- vii. Exclude lands restricted by the presence of threatened or endangered species.
- viii. Be graded with a maximum cross fall of 2% across 90% of the site.
- ix. Not be located on a dead-end street;
- x. Be located on a higher order collector road with secondary local road access.
- xi. Facilitate pedestrian connection(s) from local roads, at a minimum.

- xii. Be located adjacent to an active park of 0.8 ha (2 ac.) or greater in size;
- xiii. Be situated, where possible, to complement other public facilities being provided, particularly municipal parks and other school sites, in order to achieve a “campus affect” and also provide coordinated services and avoid duplication of services. The Board will also consider locating future new sites to complement other public facilities, such as, parks, community centres, libraries, arenas, etc.
- xiv. Maximize the opportunity for joint use of the site and/or building.

Site Size

The sizes of new school sites are determined by the grade levels to be accommodated and capacity of the facility. While the Education Development Charges Act specifies site sizes (generally 1 acre/100 pupil places), one acre has been added to reflect requirements to accommodate on-site bus movement, staff and visitor parking, separate kindergarten play areas, etc.

Rural sites may also be subject to Ministry of the Environment Reasonable Use Policy related to the location and separation distance between on-site wastewater treatment and water supply.

Table 1 - Elementary Site Size

Size of School (# of Pupil Places)	EDC Site Size (ac.)	UGDSB Adjusted Site Size (ac.)
1-400	4	5
401-500	5	6
501-600	6	7
601-700	7	8
701-800	8	9

Table 2 - Secondary Site Size

Size of School (# of Pupil Places)	EDC Site Size (ac.)	UGDSB Adjusted Site Size (ac.)
1-1000	12	13
1001-1100	13	14
1101-1200	14	15
1201-1300	15	16
1301-1400	16	17
1401-1500	17	18
1501 or more	18	19

Site Dimensions, Shape and Topography

When selecting new school sites have regard to the following:

- i. An Elementary School site should have frontage of no less than 152 m (500 ft.) on a collector road;
- ii. A Secondary School site should have frontage of no less than 183 m (600 ft.) on an arterial road;
- iii. Sites should be regular and rectangular in shape
- iv. The site should be easily drained – soil conditions and topography are to be suitable for building;
- v. The shape of the site should be capable of maximizing the use of the site for building and related facilities while complying with local municipal regulations.

Timing

Sites should be available in Phase 1 or 2 of a development and not independently staged (i.e. should form part of a larger phase for registration with abutting streets and associated services).

Site Purchase

Site purchase may be facilitated by option agreements or immediate acquisition dependent on the timing of the board's needs, funding and timing of development.



20 June 2022

Emily Elliott
Associate
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener, Ontario N2B 3X9

Dear Ms. Elliott:

Re: South Fergus Secondary Plan - Preferred Land Use Plan

We would like to thank you for the opportunity to review the Preferred Land Use Plan for the South Fergus Secondary Plan. The Upper Grand District School Board has an existing agreement with the developer of a portion of the lands within the Secondary Plan Area which stipulates an 8-acre site for an elementary school within such lands subject to a prescribed criterion.

Planning staff at the Board have reviewed the revised plan which indicates the elementary school site. Planning staff have no concern with the general location of the elementary school site. This location generally satisfies the criteria found in the Board's School Site Selection Guideline. Planning staff note that the site is centrally-located within the Secondary Plan Area. This will allow for a larger walking catchment area for prospective students. Further, the site has frontage on two collector roads and has the potential to be collocated with a community park.

Planning staff are aware that the location of the school block will be finalized when the Plan of Subdivision applications for the Secondary Plan Area are submitted.

Furthermore, we would appreciate that any guidelines and plans associated with the review of the Secondary Plan Area be circulated to us prior to final approval by Council.

We appreciate the opportunity to be involved in the Secondary Plan Process for South Fergus.

Should you have any questions, please do not hesitate to contact us.

Upper Grand District School Board

• Linda Busuttill; Chair
• Barbara Lustgarten Evoy; Vice-Chair

• Mark Bailey
• Mike Foley

• Jolly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping

Sincerely,



Ruchika Angrish
Manager of Planning

PLN: 22-058

File Code: R14

Cc: Heather Imm, Senior Planner, UGDSB

Upper Grand District School Board

• Linda Busuttill; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping

From: [Chantalle Pellizzari](#)
To: [Dave Aston](#); [Emily Elliott](#)
Cc: [Brett Salmon](#); [Mariana Iglesias](#); [Clarck Perez](#)
Subject: FW: South Fergus Secondary Plan (OP004-2023)
Date: July-17-23 3:09:51 PM
Attachments: [image001.png](#)

Hello,

See below comments from Bell.

Chantalle Pellizzari | Development Coordinator

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
519.846.9691 x241 CentreWellington.ca

From: Kerri O'Kane <KOKane@centrewellington.ca>
Sent: Monday, July 17, 2023 2:53 PM
To: Chantalle Pellizzari <CPellizzari@centrewellington.ca>
Subject: FW: South Fergus Secondary Plan (OP004-2023)

Kerri O'Kane (she/her), CMO | Manager of Legislative Services & Municipal Clerk

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
Office 519.846.9691 x243 cell 519.994.0218 CentreWellington.ca

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: Monday, July 17, 2023 12:33 PM
To: Kerri O'Kane <KOKane@centrewellington.ca>
Subject: South Fergus Secondary Plan (OP004-2023)

You don't often get email from norman.lingard@bell.ca. [Learn why this is important](#)

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

Good afternoon Kerri,

Bell Canada thanks you for the opportunity to participate in Centre Wellington's OP review process to implement the South Fergus Secondary Plan.

About Bell Canada

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The *Bell Canada Act*, a federal statute, requires that Bell supply, manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province. The critical nature of Bell's services is declared in the *Bell Canada Act* to be "for the general advantage of Canada" and the *Telecommunications Act* affirms that the services of telecommunications providers are "essential in the maintenance of Canada's identity and sovereignty."

Provincial policy further indicates the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services:

- The 2020 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).
- Section 1.7.1 I) of the 2020 PPS recognizes that "efficient and coordinated telecommunications infrastructure" is a component of supporting long-term economic prosperity.
- We note that the definition of infrastructure in the 2020 PPS is inclusive of communications / telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1).
- Furthermore, the 2020 PPS states that infrastructure should be "strategically located to support the effective and efficient delivery of emergency management services" (Section 1.6.4), which is relevant to telecommunications since it is an integral component of the 911 emergency service.

To support the intent of the *Bell Canada Act* and *Telecommunications Act* and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to ensure that a partnership be established which allows for a solid understanding of the parameters of Bell's infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities. For example, balancing the technical demands of providing reliable service to the public with the desire to create an aesthetically pleasing environment.

Comments on the Draft OPA for the Secondary Plan

Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of population growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can assist Fergus to be a connected community. We have reviewed the information provided, and would be pleased to provide the following comments in order to plan and facilitate the expansion of telecommunications and broadband infrastructure.

Conditions

Moving forward, Bell Canada would like to continue to ensure that the landowners are aware and familiar with our conditions as they pertain to forthcoming Site Plans, Draft Plans

of Subdivision and/or Draft Plans of Condominium as follows:

Condition:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Future Involvement

We would like to thank you again for the opportunity to comment, and would request that Bell continue to be circulated on any future materials and/or decisions released by the Municipality in relation to this initiative. Please forward all future documents to circulations@wsp.com and should you have any specific questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



Please note that WSP operates Bell Canada’s development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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**TRITON
ENGINEERING
SERVICES
LIMITED**
Consulting Engineers

Memorandum

DATE:	July 18, 2023
TO:	Dave Aston
FROM:	Dustin Lyttle & Ray Kirtz
RE:	South Fergus MESP & Secondary Plan Study Review of Sanitary Options
FILE:	A6652A

Document List:

- Updated drawings illustrating the six sanitary sewer options for the South Fergus MESP and Secondary Plan Area; attached to June 20, 2023, e-mail from MHBC Planning Limited.

Introduction & Summary:

The following is a high-level assessment and summary of the sanitary servicing options presented in the June 20th e-mail from MHBC and further discussed at the July 14th meeting held between the Township, MHBC, Tatham Engineering and Triton.

Although there are 6 options presented, some of these appear to be slightly different versions of other options. The intent of this assessment and summary is to clarify and provide guidance on the options to be shortlisted, based on available information, those that are not feasible or not as preferable as other similar options.

Goals of this sanitary system and option status for each are as follows:

- Avoid and Minimize Pumping:
 - Options 3,4 and 6 do not require pumping
 - Option 5 requires area east of Hwy 6 to be pumped.
 - Options 1,2 require entire area to be pumped.
- Provide Gravity Service to Crescents (i.e., Barnett, Chambers & Cummings) and the existing Tower SPS:
 - Options 3,4,6 appear to provide this service.
 - Option 5 potentially, contingent on depth of sewer.
 - Options 1,2 does not. This option routes Tower SPS to new SPS. Servicing of the crescents has not been accommodated.
- Constructability & Feasibility:
 - The constructability of the deep sewer in Guelph ROW needs to be confirmed. Applicable to all options except 1 and if ND13 outlet route is utilized for other options.
 - ND13 outlet route feasibility needs to be confirmed. This outlet could be utilized to improve all options except 1 by significantly reducing sewer depth.
 - Options 5/6 appear to avoid crossing the EP/ND2 lands between Area 4 and Area 2. It is assumed this was done based on concerns over environmental restrictions. The feasibility of this crossing needs to be confirmed as all other options depend on it.

Conclusion:

Based on the above, the constructability and feasibility of the options needs to be considered first. If an option is not feasible due to significant cost or constructability issues it should be eliminated with sound reasoning.

Further to this, the three points noted above are to be investigated, however there may be other considerations. Of the remaining shortlisted feasible options, minimizing pumping requirement should be prioritized.

Other considerations of each option shall include:

- Minimizing depth of sewers
- Locating infrastructure within current ROWs
- Maximizing service area beyond subject property.

Following this assessment strategy, the remaining options should be ranked and detailed assessment forwarded to the Township for consideration.

If you have any questions, please do not hesitate to contact us.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo Salis, M.C.I.P., DIRECTOR

TEL: (519) 837-2600

FAX: (519) 823-1694

1-800-663-0750

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

September 15th, 2023

BY E-MAIL KOKane@centrewellington.ca

Ms. Kerri O'Kane, Clerk
Township of Centre Wellington
1 MacDonald Square
Elora, Ontario N0B 1S0

Dear Ms. O'Kane,

**Re: Notice of Public Meeting
Proposed Official Plan Amendment OP004-23
Official Plan Amendment to introduce a Secondary Plan for South Fergus**

Thank you for circulating the Notice of Public Meeting for the above-noted Township initiated application. Staff have taken part of a Technical Advisory Committee and have reviewed the proposal and provide the following comments for the Township's consideration.

It is noted that these comments were generally communicated at a May 5th, 2023 Technical Advisory Committee meeting.

General:

- The objectives and design principles of the Secondary Plan includes an objective to plan for the appropriate transition between urban and rural uses; however, there appear to be no specific policies implementing this objective. It is encouraged that specific implementing policies be considered, and these policies could include the use of setbacks with landscaping and built form design considerations.
- It is understood that a previous comment from the County Roads identified an interest in having the intersection of Belsyde Ave (WR18) at Scotland St (WR43) be included in Traffic Study. Additional comments from County Roads will be provided under separate cover.
- It is noted that the proposed amendment does not appear to include any employment specific land use. Additional discuss may be required specifically with the County policy staff.
- Revision of the Master Environmental Servicing Plan (MESP) Figure 14 Existing Trail Network. There are several trails identified as "Existing Off-Road Trails (County)" which are not County trails. There is only one County trail on the map in the upper left corner – the Trestle Bridge Trail. The Figure needs to be revised.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

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TEL: (519) 837-2600

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1-800-663-0750

ADMINISTRATION CENTRE

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GUELPH, ONTARIO

N1H 3T9

Natural Heritage – Section 6 in the Draft Amending By-law:

- Items c) identifies that an environmental impact study may be required for development adjacent to the Natural Heritage lands. It is noted that the County Official Plan has a definition of “adjacent” and Section 5.6.3 of the Official Plan has specific setbacks for certain features.

In addition to the requirements of the Town’s Official Plan in Section E.1.3 (to be corrected from E.13) the Natural Heritage policies should acknowledge that there are also County Official Plan policies in Part 5 that will also need to be considered. Section 7.4.13. of the County Official Plan identifies that the County’s Greenland System policies are applicable in urban centres. This is suggested for clarity for future development and ensure the conclusions address both levels of policy.

- The buffer area setback is identified in the Master Environmental Servicing Plan as 30 m; however, this is not identified in the proposed policies other than as the “recommended setback”. It is suggested that this setback be identified in the Official Plan for ease of use. Flexible wording may be helpful to also provide clarity this value may be varied subject to site specific Environmental Impact Studies.
- To align with the County Official Plan and the Township Official Plan, the term passive recreation should also be utilized in this policy document. Additional discussion regarding trail ownership may be required to determine if there is a need to update policies in the proposal Official Plan amendment.
- Additional language regarding restoration and enhancement of natural features may wish to be considered to align with the County Official Plan directions for the Greenland System as the proposed policies establish permissions for specific uses within the buffer which may not provide for an enhancement of natural features and their function.

Draft Amending By-law:

The County’s policy staff have also identified some comments for consideration with respects to the proposed draft Official Plan Amendment by-law. These comments are as follows:

- In addition to the new Special Policy Area, Schedule A-1 also shows Residential, Industrial, Core Greenlands and Greenlands designations which don’t correspond with Schedule “B”. This needs to be revised so that the two schedules relate to each other.
- 1.2b) Clarification needed with respect to “mixed commercial\ uses” – is there a word missing?
- 1.3.2a) Delete “The primary use of land will be for single detached dwellings, however,” as County OPA 119 modifications remove this language from the County Official Plan.
- 1.3.3a) Replace “designed” with “designated”



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT

Aldo Salis, M.C.I.P., DIRECTOR

TEL: (519) 837-2600

FAX: (519) 823-1694

1-800-663-0750

ADMINISTRATION CENTRE

74 WOOLWICH STREET

GUELPH, ONTARIO

N1H 3T9

- 1.3.4a) Question the use of the word “employment” and suggest that it be removed. The only non-residential uses appear to be commercial.

It is also understood that the Upper Grand District School Board has submitted comments and has requested that an additional school block be considered within this development proposal.

Overall, planning staff have no major objections; however, we request that the above comments be considered and that any comments received from the County Roads should also be addressed prior to a decision being made by Township Council.

Yours truly,

A handwritten signature in cursive script that reads 'Meagan Ferris'.

Meagan Ferris, RPP MCIP
Manager of Planning and Environment

cc. Brett Salmon, Managing Director of Planning & Development
Mariana Iglesias, Manager of Planning and Development

September 15, 2023

Mr. Dan Wilson
Chief Administrative Officer
Township of Centre Wellington
1 MacDonald Square
Elora, Ontario
N0B 1S0

Email: DWilson@centrewellington.ca

Dear Mr. Wilson:

**Re: South Fergus Secondary Plan – Official Plan Amendment
Request for Additional Future School Location (Wellington Catholic District
School Board)**

Watson & Associates Economists Ltd. (Watson) provides student accommodation and capital planning consulting services to the Wellington Catholic District School Board (WCDSB).

Upon review of the circulated South Fergus Secondary Plan materials, and in consultation with WCDSB Associate Director Ms. Tracy McLennan, the WCDSB is hereby requesting that the Township of Centre Wellington consider amending the Draft Official Plan Amendment, including Schedule 'B' (Land Use Concept), to denote a second Future School Location within the Secondary Plan area. Based on current and future student accommodation needs across the district, in addition to the expected population and enrolment growth resulting from development in the Township of Centre Wellington, Watson and the WCDSB have determined that it is prudent to have a Future School Location identified in the community of Fergus.

The WCDSB is committed to working with municipal partners, the coterminous school board, and current landowners on the prospective and preferred location of the Future School Location within the South Fergus Secondary Plan Area. In accordance with the proposed policy direction of the Draft Official Plan Amendment which contemplates the



co-location of parkland with school sites, the WCDSB requests that the Township consider the appropriateness and viability of locating the additional Future School Site adjacent to the proposed Neighbourhood Park Locations illustrated on Schedule 'B' of the Draft Official Plan Amendment.

The WCDSB has not yet engaged in discussions with current landowners regarding possible future site acquisition or potential co-location of school facilities with Upper Grand District School Board. The WCDSB is in the early stages of preparing an update to the Education Development Charges (EDC) Background Study – this Background Study will determine and specify the land area needs within Centre Wellington. At this time, the WCDSB will require a school block with a total land area of no less than 2.02 ha (5 ac) with more specific site criteria to be confirmed through the EDC Background Study and in coordination with the Township and landowners.

The WCDSB appreciates the opportunity to work with Centre Wellington on this Township-initiated Official Plan Amendment for the South Fergus Secondary Plan. Should you require any additional information or wish to meet to discuss this matter, please contact the undersigned.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Jack Ammendolia, PLE

Managing Partner, Education

Email: ammendolia@watsonecon.ca

Office: 905-272-3600 ext. 230

Mobile: 416-725-5668

ck/JA

cc: Tracy McLennan, Associate Director, Wellington Catholic District School Board

From: [Emily Elliott](#)
To: [Ruchika Angrish](#); [Heather Imm](#)
Cc: [Dave Aston](#)
Subject: RE: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated
Date: September-22-23 3:56:00 PM

Thanks for reviewing quickly.

Yes, you will be circulated on the final version.

Thanks!

EMILY ELLIOTT, BES, MCIP, RPP
Partner

MHBC Planning, Urban Design & Landscape Architecture
540 Bingham Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 | [C 226 750 7886](tel:519-576-7886) | F 519 576 0121 | eelliott@mhbcplan.com

From: Ruchika Angrish <Ruchika.Angrish@ugdsb.on.ca>
Sent: September-22-23 3:57 PM
To: Emily Elliott <eelliott@mhbcplan.com>; Heather Imm <Heather.Imm@ugdsb.on.ca>
Cc: Dave Aston <daston@mhbcplan.com>
Subject: RE: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

Hi Emily,

The wording is acceptable. Once you have final draft of the documents completed, can you please send us a copy as well?

Thanks and have a great weekend!

Ruchika Angrish, MCIP, RPP
Manager of Planning
T: 519.822.4420. Ext. 820
M: 519.830.1426
ruchika.angrish@ugdsb.on.ca

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From: Emily Elliott <eelliott@mhbcplan.com>
Sent: Friday, September 22, 2023 3:42 PM
To: Ruchika Angrish <Ruchika.Angrish@ugdsb.on.ca>; Heather Imm <Heather.Imm@ugdsb.on.ca>
Cc: Dave Aston <daston@mhbcplan.com>
Subject: RE: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

Hi Ruchika and Heather,

We are working to issue the final draft of the South Fergus MESP and wanted to provide you with the draft language we have included to address your comments below.

The Secondary Plan has been drafted to allow schools within the Low Density Residential and Medium Density Residential designations. Further, the following language has been added to the Master Environmental Servicing Plan which confirms that any additional school board land needs can be addressed through future plan of subdivision applications.

MESP Text Extract

The Upper Grand District School Board ("UGDSB") has confirmed that a new elementary school is required within the Secondary Plan Area. The UGDSB school site is to be eight acres in area and located within the northeast portion of the Study Area. The future school site addresses the UGDSB locational requirements. The UGDSB has entered into an Agreement with one of the area landowners related to provision of land for a future school.

The UGDSB and the Wellington Catholic District School Board have indicated that additional schools may be required, depending on the ultimate population and the phasing associated with population growth within the Study Area. The Low Density Residential and Medium Density Residential designations permit a school, therefore any additional school board land need requirements can be determined and addressed through future plan of subdivision applications.

Thanks and have a nice weekend!

EMILY ELLIOTT, BES, MCIP, RPP
Partner

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 | C 226 750 7886 | F 519 576 0121 | elliott@mhbcplan.com

From: Ruchika Angrish <Ruchika.Angrish@ugdsb.on.ca>

Sent: July-28-23 3:30 PM

To: Emily Elliott <elliott@mhbcplan.com>; Heather Imm <Heather.Imm@ugdsb.on.ca>

Cc: Chantalle Pellizzari <CPellizzari@centrewellington.ca>; Brett Salmon <BSalmon@centrewellington.ca>; Mariana Iglesias <MIglesias@centrewellington.ca>; Dave Aston <daston@mhbcplan.com>

Subject: Re: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

Hi Emily,

It feels like the number of units in the Secondary Plan area keep increasing with time. We did raise concerns that this will put significant pressure on the school board. With the recent

change to now 7000 units, can we please strategize location for school sites in the plan? Based on the newest information, we may be looking for additional sites.

Please let us know when you are available to discuss this further.

Thanks

Ruchika Angrish, MCIP, RPP

Manager of Planning

Upper Grand District School Board

500 Victoria Road, North | Guelph, Ontario | N1E 6K2

519-822-4420 ext. 820

Cell: [519-830-1426](tel:519-830-1426)

ruchika.angrish@ugdsb.on.ca

From: Emily Elliott <eelliott@mhbcplan.com>

Sent: Friday, July 14, 2023 10:17:18 AM

To: Ruchika Angrish <Ruchika.Angrish@ugdsb.on.ca>; Heather Imm <Heather.Imm@ugdsb.on.ca>

Cc: Chantalle Pellizzari <CPellizzari@centrewellington.ca>; Brett Salmon <BSalmon@centrewellington.ca>; Mariana Iglesias <MIglesias@centrewellington.ca>; Dave Aston <daston@mhbcplan.com>

Subject: RE: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

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Good Morning Ruchika,

I was forwarded your email to the County regarding the upcoming public meeting related to the South Fergus Secondary Plan.

The purpose of the public meeting is to receive input on the draft Secondary Plan as posted online in advance of the most recent PIC. Following this meeting, revisions will be made, as necessary to address feedback received, including the correspondence you provided a month or so ago. The MESP will also incorporate comments received from the public, County, Township and agencies. We will continue to circulate you on all materials going forward.

Thanks and have a nice weekend!

Emily

EMILY ELLIOTT, BES, MCIP, RPP
Associate

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 | [C 226 750 7886](tel:2267507886) | F 519 576 0121 | elliott@mhbcplan.com

From: Chantalle Pellizzari <CPellizzari@centrewellington.ca>

Sent: July-07-23 3:54 PM

To: Brett Salmon <BSalmon@centrewellington.ca>; Mariana Iglesias <MIglesias@centrewellington.ca>; Dave Aston <daston@mhbcplan.com>; Emily Elliott <elliott@mhbcplan.com>

Subject: FW: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

Hello,

Please see attached.

Thanks,

Chantalle Pellizzari | Development Coordinator

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
519.846.9691 x241 CentreWellington.ca

From: Ruchika Angrish <Ruchika.Angrish@ugdsb.on.ca>

Sent: Friday, July 7, 2023 3:50 PM

To: Chantalle Pellizzari <CPellizzari@centrewellington.ca>; aldos@wellington.ca; meaganf@wellington.ca

Cc: Council <council@centrewellington.ca>; municipal circulations <municipal.circulations@ugdsb.on.ca>

Subject: RE: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

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Good Afternoon,

Thankyou for circulating the Notice of Public Meeting for South Fergus Secondary Plan

We had provided the attached letter to MHBC Planning following a meeting with them last month. The final reports and documents have not been amended to ensure there will be a need for additional school site based on the revised unit count and revised population.

We trust that the County and the Township will ensure school accommodation needs are adequately addressed in the Secondary Plan Area. We would request that this letter be included part of the agenda, and the documents be revised to address school needs in this growing community.

Please reach out to me directly should you wish to discuss this further.

Thanks.

Ruchika Angrish, MCIP, RPP

Manager of Planning

Upper Grand District School Board

500 Victoria Road, North | Guelph, Ontario | N1E 6K2

519-822-4420 ext. 820

Cell: 519-830-1426

ruchika.angrish@ugdsb.on.ca

From: Chantalle Pellizzari CPellizzari@centrewellington.ca

Sent: Thursday, July 6, 2023 11:25 AM

To: aldos@wellington.ca; meaganf@wellington.ca; zacharyp@wellington.ca; Jennifer Adams <jennifera@wellington.ca>; pasqualec@wellington.ca; heatherl@wellington.ca; ONTUGLLandsINQ@uniongas.com; paul.santos@ontario.ca; Ontario Ministry of Transportation, Central Region Corridor Management, Graham Routledge <graham.routledge@ontario.ca>; proximity@cn.ca; Ackerman, R. Neil <neil.ackerman1@bell.ca>; Tyler.Shantz@ontario.ca; Brett Salmon <BSalmon@centrewellington.ca>; Ontario Power Generation Inc., Executive V-P, Law & Development (via email <Executivevp.lawanddevelopment@opg.com>; municipal circulations <municipal.circulations@ugdsb.on.ca>; Conseil Scolaire de District Catholique Centre-Sud, Andrew Aazouz (via email <aaazouz@csdccc.edu.on.ca>; Wellington Catholic District School Board, Tracy McLennan (via email <tmclennan@wellingtoncdsb.ca>; Source Water <sourcewater@centrewellington.ca>; The French Language District School Board for South-Western & Central Ontario (via email <planification@csmiamonde.ca>; Metis Nation of Ontario (via email <consultations@metisnation.org>; Kerri O'Kane <KOKane@centrewellington.ca>; Clerks <clerks@centrewellington.ca>; Town of Erin, Clerk (via email <clerks@erin.ca>; Region of Halton, Clerk (via email <regionalclerk@halton.ca>; Regional Municipality of Waterloo (via email <regionalclerk@regionofwaterloo.ca>; Jeff Smith <jsmith@woolwich.ca>; Nancy Thompson <nthompson@woolwich.ca>; Ministry of Municipal Affairs/Housing (via email <Tyler.Shantz@ontario.ca>; Ministry of Agriculture & Food (via email <carol.neumann@ontario.ca>;

Superior Propane (via email: <customerservice@superiorpropane.com>; UPI Energy, Dana Wells (via email: <dwells@growmark.com>; Mariana Iglesias <MIglesias@centrewellington.ca>; Clarck Perez <cperez@centrewellington.ca>; Lisa Miller <LMiller@centrewellington.ca>; Dan Wilson <DWilson@centrewellington.ca>; Adam McNabb <amcnabb@centrewellington.ca>; Colin Baker <CBaker@centrewellington.ca>; Pat Newson <PNewson@centrewellington.ca>; circulations@mmm.ca; Circulations WSP <circulations@wsp.com>; Haudenosaunee Confederacy Chiefs Council <hdi2@bellnet.ca>; Hydro One Planning <landuseplanning@hydroone.com>; Deborah Turchet <debt@wellington.ca>; Wayne Dyce <wdyce@cwhydro.ca>; executivevp.lawanddevelopment@opg.com; George Borovilos <GBorovilos@centrewellington.ca>; Tom Mulvey <TMulvey@centrewellington.ca>; newdevelopment@rci.rogers.com; 'MAZEY, Neil' <neil.mazey@canadapost.postescanada.ca>; Wellington North Karen Wallace <kwallace@wellington-north.ca>; networkplanning@corp.wightman.ca; Jessica Pegelo <Jessica.Pegelo@ontario.ca>
Cc: Council <council@centrewellington.ca>; Kendra Martin <KMartin@centrewellington.ca>; daston@mhbcplan.com; Emily Elliott <eelliott@mhbcplan.com>
Subject: Notice of Public Meeting - South Fergus Secondary Plan (OP004-2023) - Township Initiated

CAUTION - EXTERNAL EMAIL - This email comes from an external organization.

Do NOT give your username and password, reply, click links (embedded links) or open attachment(s) unless you recognize the sender email address.

Hello,

Please see the attached Notice of Public Meeting regarding the South Fergus Secondary Plan (OP004-2023).

The Notice will appear in the Wellington Advertiser today and the application details and studies can be downloaded from the Township website here: <https://www.centrewellington.ca/en/doing-business/current-applications.aspx>

Thank you,
Chantalle

Chantalle Pellizzari | Development Coordinator

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
519.846.9691 x241 CentreWellington.ca

From: [Emily Elliott](#)
To: kent@watsoncon.ca; ammendolia@watsoncon.ca
Cc: [Dave Aston](#)
Subject: South Fergus Secondary Plan - Wellington Catholic District School Board
Date: September-22-23 3:37:00 PM
Attachments: [image002.png](#)

Good Afternoon,

I have been provided with a copy of your comments, on behalf of the Wellington Catholic District School Board, regarding the South Fergus Secondary Plan Area.

To address your comments, I can advise that the Secondary Plan has been drafted to allow schools within the Low Density Residential and Medium Density Residential designations. Further, the following language has been added to the Master Environmental Servicing Plan which confirms that any additional school board land needs can be addressed through future plan of subdivision applications.

MESP Text Excerpt:

The Upper Grand District School Board ("UGDSB") has confirmed that a new elementary school is required within the Secondary Plan Area. The UGDSB school site is to be eight acres in area and located within the northeast portion of the Study Area. The future school site addresses the UGDSB locational requirements. The UGDSB has entered into an Agreement with one of the area landowners related to provision of land for a future school.

The UDGSB and the Wellington Catholic District School Board have indicated that additional schools may be required, depending on the ultimate population and the phasing associated with population growth within the Study Area. The Low Density Residential and Medium Density Residential designations permit a school, therefore any additional school board land need requirements can be determined and addressed through future plan of subdivision applications.

We trust this addresses your comments. Thank you and have a nice weekend.

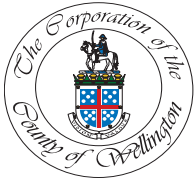
Emily

EMILY ELLIOTT, BES, MCIP, RPP
Partner

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 | [C 226 750 7886](tel:2267507886) | F 519 576 0121 | elliott@mhbcplan.com

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COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
T 519.837.2601
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74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

MEMORANDUM

TO: Brett Salmon, Managing Director of Planning & Development
– Township of Centre Wellington

FROM: Pasquale Costanzo, Technical Services Supervisor – County of Wellington

RE: OP004/23 – South Fergus Secondary Plan - Official Plan Amendment

DATE: September 20, 2023

In reviewing the supplied Transportation Plan it has provided an immediate overview of the traffic impacts surrounding the South Fergus Secondary Plan development concept stage and the County Roads has No Comments to provide at this time.

However once applications are submitted for the land(s) to be developed there will be a better understanding of intended uses and proper potential impacts on the exterior road system of the County Roads and we request to be included during these submission(s) and at that time may provide further comments.

Sincerely

A handwritten signature in black ink, appearing to read "P. Costanzo", with a stylized flourish at the end.

Pasquale Costanzo C.E.T.
Technical Services Supervisor

cc. Meagan Ferris, Manager of Planning and Environment – County of Wellington



MEMORANDUM

TO: Dave Aston, Emily Elliot - MHBC
FROM: Deanna Maiden, Senior Development Planner
DATE: January 19, 2024
RE: South Fergus MESP Secondary Plan (OP04-2023)

Township staff have reviewed the most recent submission for the South Fergus MESP Secondary Plan and offer the following comments.

Draft OPA

Part A Basis – remove “of” from quote of section D.11 in first paragraph.

Section 3.8 – broaden statement to include all heritage resources i.e. “to integrate cultural heritage resources as part of the overall design of the community; and”.

Section 4.1 General – include policies that mandate flexible residential zoning where up to 3 units (potentially 4) are permitted. Exclusive single detached zoning is prohibited.

Section 4.1 General – add the following point: Residential units accessory to main dwelling units are encouraged in all designations, particularly in low density residential areas.

Section 4.1 General – include policies which allow up to 500 square feet of commercial space in any residential unit in any zone (including retail).

Section 4.2 b) – add small scale restaurant uses to this section.

Section 4.2. d) – instead of a specific number, we would prefer a statement “as set by the County of Wellington”

Section 4.2 – add as last point of this section “distribution of housing by density and mix will be further refined through the subdivision process.”

Section 4.3 d) – please explain the rationale for using FSR instead of units per hectare in medium density and mixed-use corridor as this is not used in our Official Plan or Zoning By-law.

Section 4.5 h) – add the following note: “signage should be minimal and unobtrusive.”

Section 4.5 h) viii – typo, “hall” should be “shall”

Section 5.5 – as per Parks, Recreation & Culture Master Plan, Table 4, community parks may be between 2 to 8 hectares but are not normally less than 4 hectares “to facilitate efficient complexes of at least 2 athletic facilities.” Update wording to include the above for clarity.



Centre Wellington

Section 5.0 – add language regarding providing connections between on-road and off-road trails.

Section 5.5 e) Add school sites – i.e. “should be integrated with adjacent natural features and school sites, if applicable.”

Section 6.4 c) – lanes should be privately owned and maintained.

Section 7.0 – should reference cultural heritage studies, recommendations from report will need to be implemented.

Section 7.0 – include policies that allow a Community Planning Permit System to be used instead of zoning. Section 13.11 of the Wellington County Official Plan may be a good starting point for reference.

Schedule A – remove the green area (natural heritage) from Schedule A, as it is shown in Schedule B, which is sufficient.

Please note that additional comments regarding Section 6 – Transportation Policies of the OPA are forthcoming and will be provided once available.

South Fergus MESP

Section 3.1.3.1 – notes Elora projections, please change to Fergus projections.

Section 3.1.3.2 – check County OP reference numbers (section 7.4 refers to Primary Urban Centres).

Section 3.3.1 Secondary Plan Area – first sentence change “details” to “detailed.”

Section 3.3.1 – change reference from E.11.4.3 to D.11.4.3.

Community Design Guidelines

General editorial review for typos.

Include mention of sheltered bicycle parking for multi residential dwellings in either Section 5.0 or 6.0.

Section 3.0 (third point) points to Elora and Fergus (change to Centre Wellington) page 6.

Section 3.2 – include reference to a range of block lengths as is mentioned in the Urban Design Guidelines.

Section 3.2 Active transportation – coordinate with on and off-road transportation network for pedestrians and cyclists and mobility devices. How they will coordinate linkages to outside trail networks.

4.0 Parks & open Space – 5 minute walk, please also include “or 400m.”



Centre Wellington

Functional Servicing Report (FSR)

In the most recent submission of the FSR the population for Area P was lowered from 75 units per hectare to 43.5 units per hectare (reducing population from 1,599 to 928). Township staff are looking for confirmation of the reasoning behind this change, as our understanding is that it was not a direction from Township staff.

We trust these comments are of assistance. Should you have any questions regarding the above, please do not hesitate to contact me at (519) 846-9691 ext. 292



**TRITON
ENGINEERING
SERVICES
LIMITED**

Consulting Engineers

Memorandum

DATE:	February 27, 2024
TO:	Daniel Twigger (Tatham)
FROM:	Dustin Lyttle & Ray Kirtz
RE:	South Fergus Master Environmental Servicing Plan and Secondary Plan Study Review Submission No.4
FILE:	A6652A

Submitted Items:

- Response to Township Comments – Cover Letter, dated January 19, 2024, prepared by Tatham Engineering Limited
- Response to Previous Submission Comments, dated January 19, 2024, prepared by Tatham Engineering Limited
- Response to Stormwater Management Comments, dated January 19, 2024, prepared by Tatham Engineering Limited
- Response to Traffic Impact Study Comments, dated January 19, 2024, prepared by Tatham Engineering Limited
- South Fergus Master Environmental & Servicing Plan & Secondary Plan, dated March 2023, prepared by MHBC Planning Limited.
 - Appendix A – Terms of Reference, updated January 2021
 - Appendix B – TAC Summary, dated May 26, 2021
 - Appendix C – Record of Consultation
 - Appendix D – Secondary Plan
 - Appendix E – Urban Design Guidelines, dated March 2023
 - Appendix F – Environmental Impact Assessment, dated March 2023, prepared by FRi Ecological Services Inc.
 - Appendix G – Transportation Plan, Issue No.2, dated January 19, 2024, prepared by Tatham Engineering Limited
 - Appendix H – Functional Servicing Report, dated February 1, 2024, prepared by Tatham Engineering Limited
 - Appendix I – Preliminary Stormwater Management Plan, Issue No. 3, dated January 19, 2024, prepared by Tatham Engineering Limited
 - Appendix J – Fiscal Impact Study, dated March 16, 2023, prepared by Altus Group Economic Consulting
 - Appendix K – Archaeological Assessment, dated August 15, 2021, prepared by AMICK Consultants Limited
- Amendment Number XX to the Official Plan for the Corporation of the Township of Centre Wellington (Secondary Plan, dated March 2023)

Previous Submission Comments:

- 1.1 An updated Municipal Servicing Assessment will need to be completed to assess the impact of Area P on the Tower Street SPS and related sewers. Once this has been completed, it will be reviewed with the Township to determine requirements for committed developments and provide an estimate of available capacity for Area P. ***Addressed, however, allocation has not yet been granted for any phase of the development. Details regarding the allocation process will be provided by the Township.***
- 1.2 – 1.4 ***Addressed.***
- 1.5 Section 5.2 of FSR indicates that the lowest required fire flow based on land use is 100L/s, however the lowest fire flow achieved is 65L/s based on the existing modelling available. Confirm required fire flows. Servicing assessment results should be considered after looping and upsizing. ***Acknowledged. Proposed watermain sizing and looping will be re-assessed during detailed design with the aim of improving the Available Fire Flow.***
- 1.6 – 1.11 ***Addressed.***
- 1.12 As discussed in the May 31, 2023, meeting between Triton, the Township, Tatham and MHBC, the sanitary servicing options are to be confirmed, evaluation criteria established, and options thoroughly assessed based on these criteria. ***Pending, refer to additional comments below.***

Functional Servicing Report:

- 3.1 ***Addressed***
- 3.2 The evaluation of the Options and Routes is to be expanded further to address the following questions:
- a – b. ***Addressed***
- c. Confirm that Option 5 allows gravity service to Barnett, Chambers and Cummings Cr. ***Pending, Table 4 needs to specify ‘via gravity’ under the “External service area north of the study area (Barnett, Chambers and Cummings Cr.)” row. Based on the evaluation scoring, it is assumed that the proposed sanitary sewer within Area A for Option 1 will be sufficient depth to accommodate these North External Lands via gravity, please confirm. If this is true, wouldn’t Option 2 also be able to service the North Lands to the internal SPS. As such wouldn’t it have the same scoring? It is recognized that some options(1,2) will convey this flow to the internal SPS, while other option (3-6) will route it directly to the Union SPS via gravity.***
- d. Regarding Table 3:
- i – ii. ***Addressed***
- iii. Within Table 3, it is noted that Option 5 - Route 2 scored low for rock, however as discussed earlier in the FSR, there is not expected to be rock excavation for Option 5 - Route 2. Provide clarification. ***Table 3 scoring has been updated to reflect rock excavation volumes. However, we note statement bottom of page 12 is not completely accurate as all these options require some rock excavation, despite being feasible. Revise accordingly.***
- e. Regarding Table 4:
- i – ii. ***Addressed***
- f – g. ***Addressed***
- 3.3 – 3.6 ***Addressed.***

Stormwater Management Comments:

- 3.7 – 3.13 ***Addressed.***

Traffic Impact Study Comments:

T1.1 – T1.5 **Addressed**

T1.6 **Section 3.1 – Road Network:** The Study assumes that the Beatty Line extension, including a new bridge over the Grand River, as proposed in the CWTMP will be in place by 2031. This is a significant project that will require a great deal of project planning and consultation and is not guaranteed to occur. Therefore, a sensitivity analysis be undertaken to examine the impact if this connection does not occur. ***Although it was noted in the response that this can be covered in subsequent Development-specific TIS Studies, the impact of not constructing this future link should be analyzed now so that it can be considered in the overall context of the Secondary Plan. The Township has identified that this bridge will be pedestrian only. As such, a Sensitivity Analysis is required so that the impact of not constructing this link can be identified.***

T1.7 **Section 3.1.1 – Road Improvements:** The following comments relate to the various roads:

- a. **Addressed**
- b. Beatty Line North – The Study has assumed that the extension and bridge will be completed by 2031. It was assumed that this would divert 20 percent of traffic from Highway 6. This assumption is reasonable, but as noted above, a sensitivity analysis should be undertaken to study the effect of a later completion of this project. ***As noted above, a traffic bridge is no longer proposed, and the analysis should be revised to reflect this.***

T1.8 – T1.16 **Addressed**

T1.17 **Active Transportation:** This was not addressed in the Study. A conceptual lay-out of active transportation routes, including multi-use paths both within existing and proposed road rights of way as well as off-road linkages should be part of the Secondary Plan. ***A general section was added to the Report, but a conceptual lay-out of Active Transportation routes has not been provided.***

T1.18 **Addressed**

Advisory & Pre-Detailed Design Comments (previously sent):

The following comments are not pertinent to the MESP and are provided for consideration as the various designs move forward through draft and detailed design.

- Areas C/E/F water servicing may benefit from a twin watermain on both east and west sides of Highway 6. This is to be explored further during detailed design.
- Due to the increase in run-off contributing to the various Municipal Drains, a Drain Reappointment will be required under the Drainage Act to assess the various sites share of future maintenance costs.
- Given SWM-405's proximity to the neighbouring wetland, provide comment on whether or not a wetland type pond would be more appropriate for synergy with the existing/surrounding fauna.
- LID features within the Municipal ROWs are to be compatible with the proposed/existing infrastructure (i.e. physical conflict or potential future impacts) and not increase environmental risks (i.e., promote infiltration of road salts or spill containment).
- The top of forebay weirs are to be at the same elevation as the permanent pool.
- Unless extenuating circumstances, retaining wall within the SWMF (i.e., noted in SWM-403) or ROWs will not be accepted by the Township. This can be addressed during detailed design.

Current Submission Comments:

- 4.1 Table of Contents are to reflect reports accurately. Revise accordingly for:
 - a. Order of drawings (i.e., Drawing No. DP-3 in Storm Water Management Report),
 - b. Table names (i.e., Table 3 from Functional Servicing Report), etc.
- 4.2 We noted errors in the Civil Servicing Estimate charts within the Functional Servicing Report (i.e., Route 2 – Option 5 – 16.02 & 16.03 – Depth values). However, these do not impact results as no rock is in these categories for Option 5.
- 4.3 Section 9. Phasing Summary; Infrastructure capacity/timing/allocation (sewage treatment and water supply) is not assured to the various Phases of the study area. There needs to be a disclaimer in this report to indicate this.

If you have any questions, please do not hesitate to contact us.

From: [Deanna Maiden](#)
To: [Dave Aston](#); [Emily Elliott](#)
Cc: [Mariana Iglesias](#); [Brett Salmon](#)
Subject: South Fergus Secondary Plan - Draft OPA Comments
Date: February-27-24 10:58:06 AM
Attachments: [image001.png](#)
[Draft OPA - CB Comments Feb2024.pdf](#)

Hello Dave and Emily,

Please see attached comments regarding the draft OPA (mainly regarding section 6). I realize these notes were made on the previous submission; however, these sections have not been changed much since – regardless, let me know if you have any issues, or need clarity.

In addition, please note the following minor edits to the transportation section:

- Second Line between Guelph Street and Scotland Street should be categorized as an Arterial Road with a minimum future 26 m ROW width.
- McQueen Boulevard should be categorized as a Major Collector with a minimum 26 m ROW width.
- Minor Collectors will have a maximum of 22 m and a minimum of 20 m ROW width. Scotland St should be added as a Minor Collector.
- Local Roads will have a minimum of 18 m ROW width.

Section 4.2(d) may also need re-wording for clarity.

Should you have any questions, please reach out.

Thanks,



Deanna Maiden | Senior Development Planner

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
519.846.9691 x292 centrewellington.ca

- b) should be sized to accommodate two (2) sports fields;
 - c) may include indoor recreation facilities, accessory commercial uses and parking;
 - d) shall have frontage on a collector road; and,
 - e) should be integrated with adjacent natural features, if applicable.
- .6 All parks and trails are intended to be municipally owned and maintained;
 - .7 The specific location, size and configuration of parks will be determined through future Plan of Subdivision applications;
 - .8 The Parkland policies of Section C.12 and the Recreation policies of Section D.7 of the Official Plan shall apply;
 - .9 Parkland dedication (or payment of cash-in-lieu) shall be calculated based on the requirements of the *Planning Act*.

.6 Transportation Policies

.1 Arterial Roads

The following policies apply to Arterial Roads shown on Schedule B of the Official Plan:

- a) Tower Street/Highway 6 is a provincial highway under the jurisdiction of the MTO; and,
- b) Access to arterial roads is intended to be controlled in order to limit the number of individual access points.

.2 Collector Roads

The following policies apply to Collector Streets shown on Schedule B of the Official Plan:

- a) Collector Roads will have a maximum right-of-way width of 22 metres, with the exception of McQueen Boulevard which shall have a right-of-way width of 26 metres;
- b) Collector Roads shall include at a minimum: two travel lanes; bicycle lanes in both directions; sidewalks on both sides of the road; landscaped boulevards; and, make provision for on-street parking. Where a multi-use trail is provided, a sidewalk is not required on both sides of the Collector Road;
- c) Individual direct access to collector roads is permitted;
- d) Intersection improvements at intersections of new Collector Roads with existing Collector or Arterial Roads may be required. The need for such improvements shall be addressed through individual Plan of Subdivision applications, subject to the findings of a Transportation Impact Study; and,
- e) Roundabouts may be considered at the intersection of Collector Roads with other Collector Roads, Arterial Roads or Local Roads.

.3 Local Roads

The following policies apply to Local Roads within the boundaries of the Secondary Plan Area:

- a) Local Roads will have a maximum right-of-way width of 18 metres;
- b) Local Roads shall include: two travel lanes; sidewalks on both sides; on-street parking on one side; and, a landscaped boulevard;

- c) The location and configuration of Local Roads will be determined through individual Plan of Subdivision applications; and,
- d) Direct access on to Local Roads is permitted.

.4 Lanes

The following policies apply to lanes within the boundaries of the Secondary Plan Area:

- a) Access to multiple development on lands designated Medium Density Residential, Mixed Use Corridor or Gateway Commercial may be by way of a Lane;
- b) Lanes will have a maximum right-of-way width of 8.5 metres; and,
- c) Lanes may be privately ~~or publicly~~ owned.

.5 Active Transportation

The following policies apply to the active transportation networks within the boundaries of the Secondary Plan area:

- a) Conceptual trail locations are illustrated in order to provide a comprehensive active transportation network through the Secondary Plan area and adjacent existing development;
- b) Trail locations are conceptual and shall be determined through individual Plan of Subdivision applications;
- c) Trails will be designed as 3m wide multi-use trails which accommodate two way pedestrian and cyclist traffic;
- d) The precise location of trails within lands designated Natural Heritage will be determined based on the findings of an EIS. Where trails are located within the Natural Heritage designation, they may be reduced to less than 3 metres and may not be paved; and,
- e) Pedestrian safety and accessibility in and around a future school site shall be considered in the review of subdivision and site plan applications.

.7 Administration

- .1 All other provisions and policies of the Township Official Plan, as amended, will apply regarding the South Fergus Secondary Plan Area. The policies of this Secondary Plan must be read in conjunction with the policies of the Township Official Plan;
- .2 Flexibility in the boundaries of land use designations shown on Schedule A-4 is permitted, without amendment to the Official Plan, provided the general intent of the Secondary Plan is maintained;
- .3 The alignment of Collector Roads shown on Schedule B is intended to be flexible and may be modified through individual Plan of Subdivision application process, subject to the findings of applicable studies. An Official Plan amendment is not required for such changes, provided that the planned function of the Collector Road is maintained;
- .4 The development of the South Fergus Secondary Plan Area is intended to occur through individual Plan of Subdivision or Plan of Condominium applications and may be phased; and,
- .5 Residential densities will be assessed through individual Plan of Subdivision applications.

.8 Development Review

- .1 The following studies, reports and assessments, at a minimum, may be required to the satisfaction of the Township and other approval authorities as part of the development review process associated with future Planning Act applications within the South Fergus Secondary Plan Area:
 - a) Planning Justification Report that identifies how the development application meets the policies of the Secondary Plan;
 - b) Urban Design Brief that identifies how the development application is in keeping with the South Fergus Urban Design Guidelines;
 - c) Environmental Impact Statement where development is proposed within lands designated Natural Heritage or is within the recommended buffer areas;
 - d) Functional Servicing Report;
 - e) Stormwater Management Report.

.9 Land Dedication and Acquisition

- .1 Lands designated Natural Heritage shall be excluded from the calculation of the parkland dedication requirement, per Section C.12 of the Township Official Plan. Parks and linear trails within buffer areas to be conveyed to the Township will be considered to satisfy parkland dedication requirements;
- .2 Policies related to the suitability of land for parks, set out at Section C.12.2 apply to all parks within the Secondary Plan Area;
- .3 In accordance with the Planning Act, the Township may acquire and hold any land required to implement the Secondary Plan, such as transportation and servicing, or where the Secondary Plan property owner is unable to secure lands for the construction of the required servicing, stormwater management or transportation infrastructure;
- .4 Schedule A-1 is amended by replacing the entirety of the area designated as "Secondary Planning Area" and identified as "Future Residential" and "Future Employment Lands" as PA1-16 as illustrated on the attached "Schedule A" which forms part of this amendment;
- .5 "Schedule A-4 – Land Use Plan, South Fergus", is added as illustrated on the attached "Schedule B" which forms part of this amendment; and,
- .6 "Schedule B" is amended by including the planned Future Collector Road network for the South Fergus Area, as illustrated on the Attached "Schedule C", which forms part of this amendment.

Public Correspondence

To: David Aston, MSc., MCIP, RPP

From: [REDACTED], Aged Lifetime Resident of West Garafraxa/Centre Wellington Area

Re: South Fergus Environmental Service/Secondary Plan

Request: Yes, I would appreciate my name being added to your mailing list for future announcements.

Being an old fellow, I do not own a computer or cell phone – and live happily without them. I do not live in the area being studied but our farm is relatively close.

Comments: 1) I was surprised to learn that the Fergus municipal boundaries extend so far south and horizontally from Guelph Street to Jones Baseline.

2) I always have a concern where good agricultural land is taken out of use by asphalt covered driveways, parking lots, and roads for residential, industrial and commercial purposes. Consider the added temperature to the atmosphere and the carbon footprint.

3) Although an uncommon sight in villages and towns, the time has come to build upwards instead of outwards – that is – erect 12-20 story apartments and condominiums with the ground floor being devoted to commercial use.

Best regards,

[REDACTED]

[REDACTED]

Fergus, Ont.

N1M 2W5

April 11, 2022

Emily Elliott

From: [REDACTED]
Sent: November-01-22 1:37 PM
To: Dave Aston
Subject: South Fergus MESP and Secondary Plan
Attachments: PastedGraphic-1.tiff

Hello David.

Please ensure that I am added to your mailing list so I can be informed on meetings, and progress being made on the Secondary Plan. As you know, my lands are within the urban envelope and directly adjacent to the Secondary Planning area.

Thank you.



T4 Canada

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From: [REDACTED]
To: [Dave Aston](#)
Subject: RE: South Fergus Pic 2
Date: April-13-22 7:25:03 PM

Hi Dave,

Thank you for a good presentation. Just want to follow up on a couple of points.

1. As noted by another participant I would agree a trail connection east-west at the natural heritage feature would be something worth trying to accommodate. I know you indicated leading people to the south and this would involve crossing at the proposed roundabout which as you know can be challenging on a four lane arterial! I think using the proposed southern signalized intersection at the new internal road on the east side might be the best solution. Though you also need to look at putting in a trail in the natural heritage area west of the highway and possibly a water crossing to connect to the trail you currently show in this location
2. The existing conditions report records breeding amphibians and suitable wetland and upland habitat east and west of highway 6. As such a study of movement/dispersal patterns could be undertaken looking at current movement patterns (death rates) across highway 6 to see if this data would support inclusion and cost to install an a small mammal/amphibian ecopassage. These installations are becoming more commonplace.

Cheers, [REDACTED].

[REDACTED]

From: Dave Aston <daston@mhbcplan.com>
Sent: March 30, 2022 1:22 PM
To: [REDACTED]
Subject: Re: South Fergus Pic 2

Hi [REDACTED]
Thanks, confirming your request.

David Aston, MSc, MCIP, RPP
MHBC Planning

On Mar 30, 2022, at 1:20 PM, [REDACTED] > wrote:

Hi David,

I would like to try and join April 10th meeting and receive any relevant materials available.

[REDACTED]

[REDACTED]

[REDACTED]

Emily Elliott

From: [REDACTED]
Sent: March-28-22 10:54 AM
To: Dave Aston
Subject: pic#2

Please register me for the PIC #2 meeting on April 13 2022.

Thank you

[REDACTED]

Emily Elliott

From: [REDACTED]
Sent: March-30-22 5:22 PM
To: Dave Aston
Subject: Re notice PIC2 meeting, April 13th, South Fergus MP

Please register me for this meeting

[REDACTED]
Thanks
[REDACTED]

Sent from [Mail](#) for Windows

Emily Elliott

From: [REDACTED]
Sent: April-09-22 12:04 PM
To: Dave Aston
Subject: Public Information Centre #2 - South Fergus MESP - 13 April '22

Hi There. Can you please register me for this meeting on April 13th? Thanks. Regards. [REDACTED]

[REDACTED]

Fergus ON

[REDACTED]

Emily Elliott

From: Dave Aston
Sent: April-12-22 9:14 PM
To: [REDACTED]
Subject: Re: Register for PIC # 2 for South Fergus Master Environmental Servicing Plan and Secondary Plan - April 13, 2022 at 6:00pm.

Good evening.
Yes, we will include you. You should receive information tomorrow.

David Aston, MSc, MCIP, RPP
MHBC Planning

On Apr 12, 2022, at 9:10 PM, hrvaine <hrvaine@gmail.com> wrote:

Good day David,

I am sorry for the delay in registering for the above PIC, but we are very interested in attending.

Could you please include our names, [REDACTED] for tomorrow's Zoom meeting. That would be greatly appreciated. Thank you.

[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

Emily Elliott

From: Ruchika Angrish <Ruchika.Angrish@ugdsb.on.ca>
Sent: April-08-22 10:25 AM
To: Dave Aston
Cc: Heather Imm
Subject: PIC #2 South Fergus Secondary Plan

Hi Dave,

Long time, hope all is well at your end.

We just came to know about the PIC session scheduled for April 13th. Can you please share any information available on the Secondary Plan for this phase?

We would also like to attend the meeting next week, please register both Heather Imm (cc'd) and me.

Thanks.



Ruchika Angrish, MCIP, RPP

Manager of Planning

Upper Grand District School Board

500 Victoria Road, North | Guelph, Ontario | N1E 6K2

519-822-4420 ext. 820

Cell: 519-830-1426

ruchika.angrish@ugdsb.on.ca

Emily Elliott

From: [REDACTED] >
Sent: March-31-22 6:08 PM
To: Dave Aston
Subject: South Fergus Master Plan - PIC #2

Good evening,

I'd like to attend the PIC #2 meeting on April 13, 2022 at 6pm.

Thanks,

[REDACTED]

Emily Elliott

From: Dave Aston
Sent: April-05-22 5:58 PM
To: [REDACTED]
Subject: RE: South Fergus PIC

[REDACTED]

We will register you.

Thanks for the comments, we will certainly cover all of that in our presentation.

A goal of the community is to create the connections you mention and plan at a density that provides housing choices, mixed use and a road network that would support multimodal transportation.

From: [REDACTED]
Sent: April 5, 2022 5:27 PM
To: Dave Aston <daston@mhbcplan.com>
Subject: South Fergus PIC

Hi David,

I would like to register to attend this public consultation. In particular, I am interested in the aspects of this plan that pertain to meeting density targets, and ensuring we have consideration of multimodal transportation-- that the new neighbourhoods will have a walkable form, and connection to cycling routes and trails.

Thanks!

[REDACTED]

Fergus, Ontario
N1M 1V5

Emily Elliott

From: [REDACTED]
Sent: March-25-22 7:58 PM
To: Dave Aston
Subject: April 13 public meeting

I would like to confirm my attendance for the upcoming public meeting scheduled for April 13th regarding the Centre Wellington development.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Dave Aston](#)
Subject: South Fergus Master Environment Servicing Plan and Secondary Plan
Date: June-25-21 11:13:46 AM

Good Morning Mr. Ashton

I was on the zoom meeting you held last night and would like to thank you for your presentation on providing information on the study leading to the planning decisions.

There certainly are considerable markers being studied and needed to be considered. The zoom meeting doesn't afford an opportunity to see the details of the sides but trust we will be able to view them in more detail on the Township site or somewhere in print form.

[REDACTED] made a very valid and correct comment about the landscape of the entrance to the Town along highway 6. I agree very strongly with her comments that strip commercial development should be restricted and a more softer enhanced landscape reflecting what our town and area are should be promoted. I was also pleased to hear you and your committee were of similar feelings and thoughts.

I know the study is only of certain areas owned by certain developers of the land south of Fergus. I am interested in the study because we own land to the west of Guelph Street and west of Nichol Estates. This parcel extends to the Grand River at the north boundary. My interest is that of drainage as there is a municipal drain draining land west of highway six. It drains Nichol Estates and some of land in the study area west of Highway six. There was no mention of this drainage basin in your presentation but I would like to draw this to your attention so it would not be missed in the committee's studying surrounding infrastructures.

As the study progresses ahead it may become clearer how the drainage and sewers will be integrated into the new development areas and I look forward to having the opportunity to review the plans.

Certainly feel free to contact me if you are interested in more information.

[REDACTED]

Emily Elliott

From: [REDACTED] >
Sent: June-07-21 10:40 AM
To: Dave Aston
Subject: South Fergus Master Environmental Servicing Plan and Secondary Plan June 24 2021

David Aston

I would like to attend the zoom meetings for the above study . Please register me for the meeting and add me to the mailing list.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Emily Elliott

From: [REDACTED]
Sent: June-10-21 2:56 PM
To: Dave Aston
Subject: Planning meeting

I would like to register for the June 24th meeting at 6 pm to address the south end of Fergus proposed subdivision.

Our property is directly opposite on the 2nd line. We are keen to know the plans for storm water control as the drainage ditch runs through our property. Also water test results and the impact 1400 homes will have on our local aquifer.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Dave Aston](#)
Subject: Registration for meeting
Date: June-06-21 8:42:33 AM

Good morning sir. I'm hoping too get registered for the zoom meeting on June 24, in regards to the development in the south end of Fergus.

Thanks and have a great day.

From: [REDACTED]
To: [Dave Aston](#)
Subject: Fergus south servicing plan.
Date: June-12-21 1:55:29 PM

Good afternoon,

We are residents of Barnett Cres. adjacent to the area affected by the South service master environmental servicing plan and secondary plan. We would like to attend the public zoom meeting June 24 at 6 pm. Please confirm.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Dave Aston](#)
Subject: MESP, Fergus
Date: June-22-21 1:15:10 PM

Hi David,

Could you please register me for the Zoom meeting on June 24th.

As residents of the area in question we would also like to be on the mailing list.

Thanks,

Best rgds,

[REDACTED]

--

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

From: [Dave Aston](#)
To: [REDACTED]
Subject: RE: South Fergus Development.
Date: September-14-23 2:42:29 PM
Attachments: [image001.png](#)

Hi [REDACTED]

We have added your comments into the public comment record, so you will receive notice of the final reports being posted and any future updates.

DAVID ASTON, MSc, MCIP, RPP
Vice President, Partner

MHBC Planning, Urban Design & Landscape Architecture
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From: [REDACTED] >
Sent: Friday, September 8, 2023 7:40 AM
To: Dave Aston <daston@mhbcplan.com>
Subject: South Fergus Development.

Hi David.

I live at [REDACTED] in Fergus and have for 14 years.
I have years of knowledge of the challenges with groundwater in this area.
I am still on well and septic and would like a timeline and design on the plan to get sewer this direction.

I also see the problems in front of my property with the ditch carrying Elora st. storm water south past my property.(When it doesn't plug in the culvert)

There is also a "black hole" in the drainage ditch in the farm behind myself that for now seems to take the runoff from the last subdivision catch pond.

The spring water table can get so high it will flood my septic tank and sump pump will work overtime.

I would love to discuss options in the works as all of this effects my property, family and business.

Please include my in any future developments.

Thanks.

[REDACTED]

[REDACTED]

[REDACTED]

From: [Chantalle Pellizzari](#)
To: [Dave Aston](#); [Emily Elliott](#)
Cc: [Brett Salmon](#); [Mariana Iglesias](#)
Subject: FW: OP004/23 - South Fergus Secondary Plan
Date: July-25-23 8:56:08 AM

Chantalle Pellizzari | Development Coordinator

Township of Centre Wellington | 1 MacDonald Square, Elora, ON N0B 1S0
519.846.9691 x241 CentreWellington.ca

From: Kerri O'Kane <KOKane@centrewellington.ca>
Sent: Monday, July 24, 2023 12:39 PM
To: Chantalle Pellizzari <CPellizzari@centrewellington.ca>
Subject: FW: OP004/23 - South Fergus Secondary Plan

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: [REDACTED]
Date: 2023-07-24 12:38 p.m. (GMT-05:00)
To: Kerri O'Kane <KOKane@centrewellington.ca>
Subject: OP004/23 - South Fergus Secondary Plan

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

Hello Kerri:

I read with interest the planning report and various technical reports.

I support the land use plan prepared by MHBC, particularly the use of low and medium-density residential uses.

This is a more progressive way of dealing with residential uses than the traditional R1-singles, R2-semis, and R3-townhouses approach.

I have two concerns with the MESP portion of the proposal: financial analysis related to servicing and the need for the study to be comprehensive in nature.

With the changes to the Planning Act (i.e. parkland dedication, development charges etc.) it seems that the financial portion of the servicing strategy requires a second look.

As well, the Province designated additional lands in the Fergus and Elora urban boundaries. These additional lands need to be serviced.

I think it is fair to expect that additional expansion lands around Fergus could also be proposed for development (with anticipated changes to the PPS and with the County's OP update still in progress).

It seems reasonable to expect that a master servicing plan would address all these requirements, especially focused on the sewage treatment plant and the future water supply wells.

Given that this development is reliant on an upgrade/expansion of the sewage treatment plant and water supply plant, a comprehensive review is required.

It would be a shame to obtain approvals for a portion of the south Fergus development and then undertake an additional study to provide for additional capacity at these same plants.

I think that it would be most cost-effective to do one comprehensive expansion of both water and sewage plants, with the ability to provide additional capacity for future development for the next 25-30 years.

From this assessment, it might prove logical to extend services on Scotland Street or other main roads in Fergus.

The financial impacts should be updated and assessed given the need for more capacity at the sewage treatment plant etc.

I think that this type of work is a desk-top exercise so it should not require a long study period. It is a worthwhile use of time.

Thank you for this opportunity to provide comments on the proposed amendment.

I would like to receive notification of Council's decision on this application.

Regards,

[REDACTED]
[REDACTED]