

Planning Justification Report

6704 and 6684-6688 Beatty Line North,
7692 Sideroad 15 and 7715 Sideroad 15
Fergus, Township of Centre Wellington
Wellington County

March 2025

Prepared For:

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1.0 Introduction

Landwise (formerly T. Johns Consulting Group Ltd.) has been retained by the applicant, Tribute (Fergus Oaks) Limited, to prepare a Planning Justification Report in support of a County Official Plan Amendment and Township Official Plan Amendment for lands municipally referred to as 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 in Fergus, Township of Centre Wellington (“subject lands”) in Wellington County. The purpose of the Official Plan Amendments is to expand the existing settlement area of Fergus within Centre Wellington.

The following report begins with an overview of the Wellington County’s Municipal Comprehensive Review (“MCR”) and the Provincially modified and approved Official Plan Amendment (“OPA”) No. 119 which has had a significant impact on the history of the subject lands followed by a description of the subject lands in context with surrounding land uses, an overview of the proposed boundary expansion and supporting studies, and a detailed analysis of the pertinent planning framework that provides the basis of a planning analysis and the proposed planning instruments.

First, we hold space and recognize the traditional territory on which the subject lands are situated:

Land Acknowledgement of the Township of Centre Wellington

The Township of Centre Wellington have been home to Indigenous peoples since time immemorial. We acknowledge that we are on the treaty lands and traditional territory of the Anishinaabe and the Haudenosaunee.

With increasing encroachment by non-Indigenous settlers in the Township of Centre Wellington, the Anishinaabe and Haudenosaunee could not continue their traditional lifestyle and settled in their villages along the Credit River and in the Grand River Valley. These Indigenous nations uphold their Treaty Rights within our jurisdiction.

Today, the Township of Centre Wellington remains home to Indigenous peoples from across Turtle Island. We are grateful to have the opportunity to share and respect Mother Earth and are committed to building constructive and cooperative relationships with Indigenous nations.

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2.0 Site Context

The following section will provide a description of the lands subject to the County Official Plan Amendment and Township Official Plan Amendment in addition to the overall coordinated expansion including lands owned by others municipally known as 6586 Beatty Line North, referred to as “proposed expansion lands.”

2.1 Property Description

Owned by Tribute (Fergus Oaks) Limited, 6684-6688 Beatty Line North/7692 Sideroad 15 and 6704 Beatty Line North is one (1) parcel located northeast of Fergus in Centre Wellington, specifically on the northwest quadrant of the Beatty Line North and Sideroad 15 intersection. The lands are irregularly shaped with an approximate area of ± 190.43 hectares (± 470.56 acres), an approximate frontage of $\pm 1,137$ metres ($\pm 3,730$ feet) along Beatty Line North and ± 978 metres ($\pm 3,209$ feet) along Sideroad 15. The lands are used for agricultural operations and have two (2) detached dwellings and agricultural related buildings on site. The lands have natural heritage features, including Irvine Creek and wetlands along the northeast perimeter of the subject lands, and wetlands at the southwest corner at the corner of Beatty Line North and Sideroad 15.

Owned by James Keating Construction Ltd., 7715 Sideroad 15 is one (1) parcel located at the southwest quadrant of the Beatty Line North and Sideroad 15 intersection. The property is irregularly shaped with an approximate area of ± 35.6 hectares, an approximately frontage of ± 392.51 metres along Beatty Line North and ± 988.30 metres along Sideroad 15 based on the Township’s parcel mapping. The lands are used for agricultural operations and have one (1) detached dwelling and accessory buildings on site. The property has natural features along the easterly boundary, adjacent to Beatty Line North road.

Together, 6684-6688 Beatty Line North/7692 Sideroad 15, 6704 Beatty Line North and 7715 Sideroad 15 make up the “subject lands” of the OPA and have a total area of ± 226.03 hectares (± 560.61 acres). Refer to **Figure 1: Location Map of Subject Lands** and **Figure 2: Wetland and Floodplain Hazard Limit Map**.

Figure 1: Location Map of Subject Lands

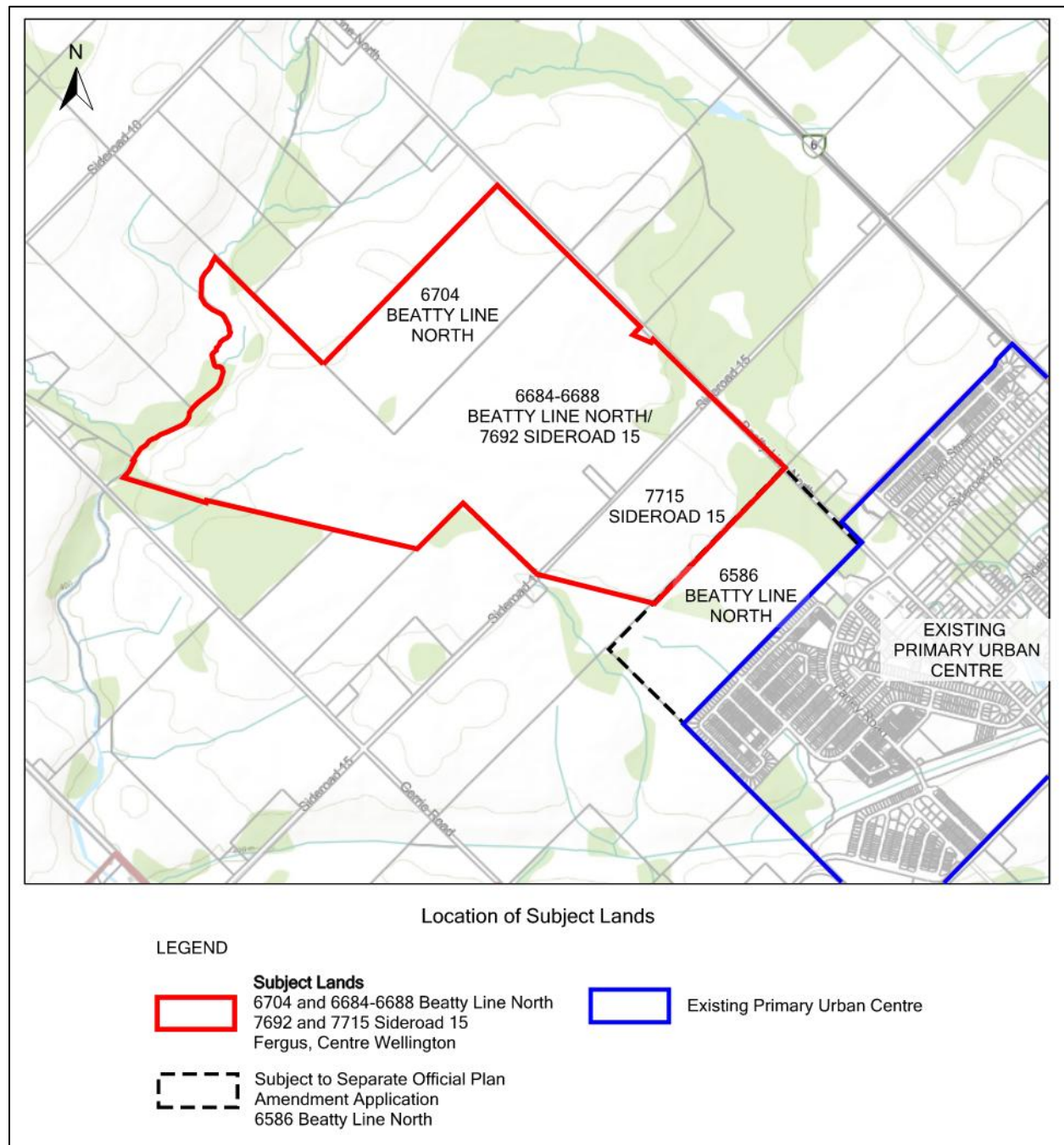
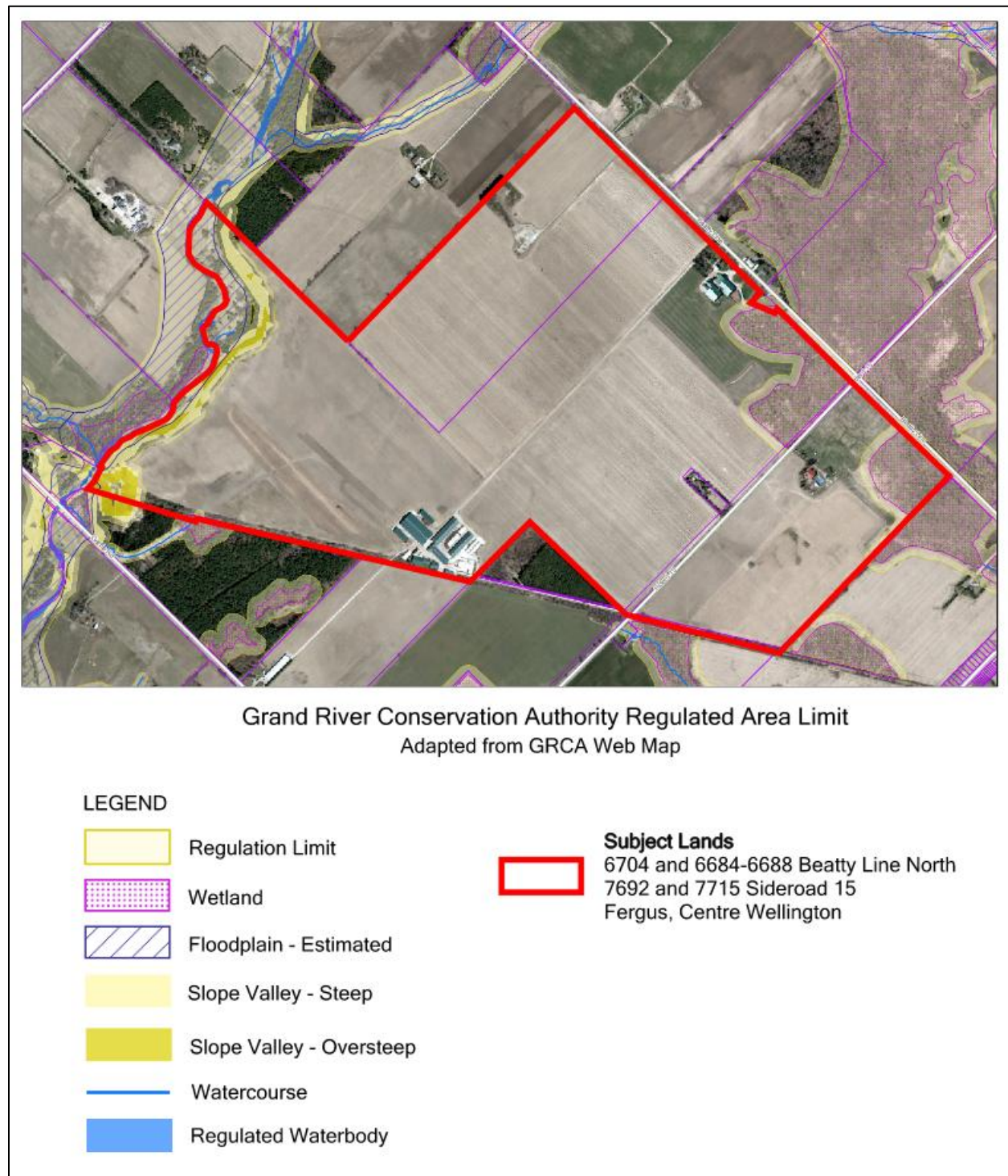


Figure 2: Wetland and Floodplain Hazard Limit Map

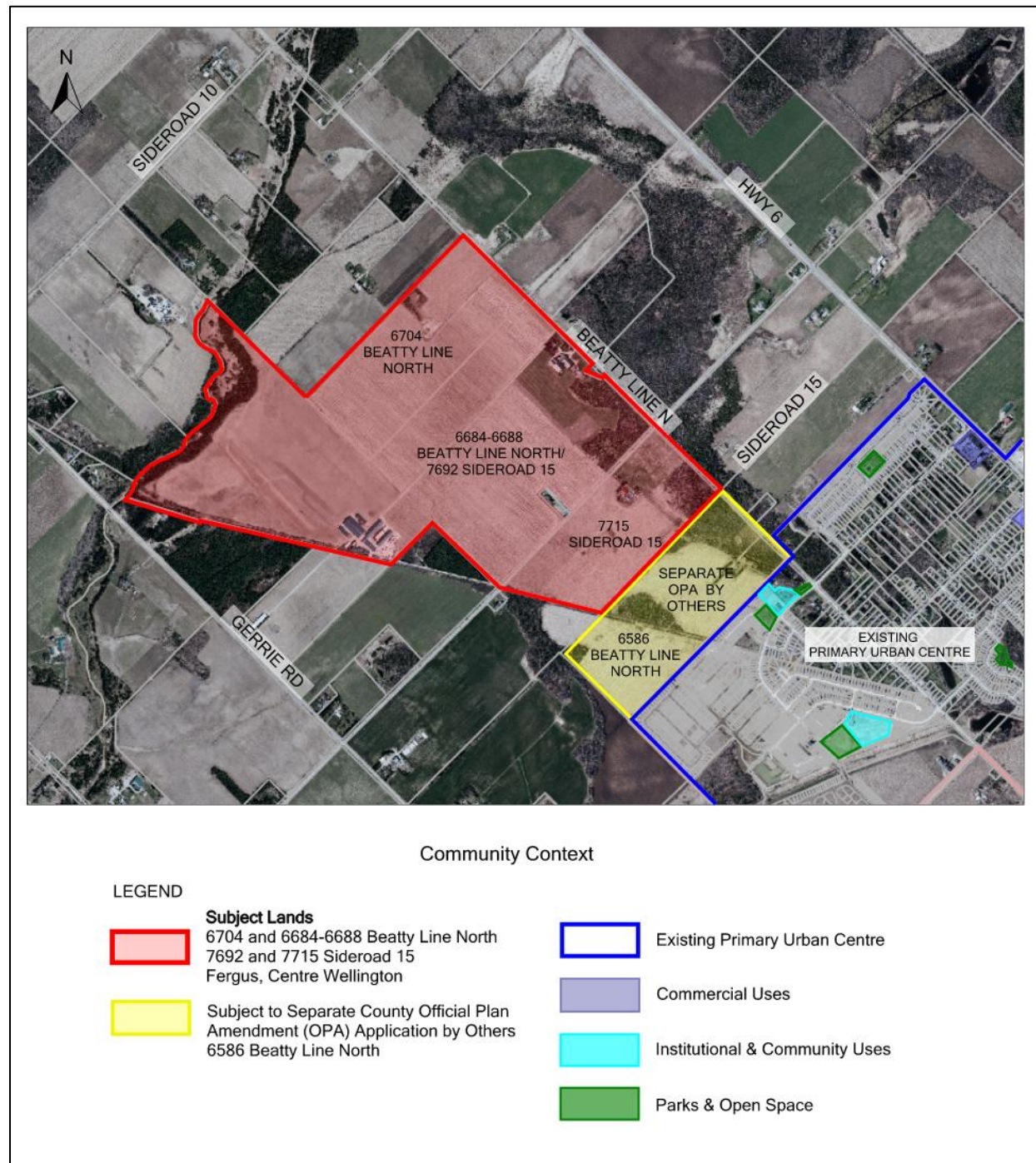


2.2 Community Context

The subject lands are currently located within the rural area of Centre Wellington, north of the existing settlement area boundary of Fergus. The nature of uses surrounding the subject lands are mainly crop based agriculture. There are limited livestock operations surrounding the subject lands, as presented within subsection 5.2 of this report. The subject lands are immediately north of lands municipally referred to as 6586 Beatty Line North, which are existing rural lands that immediately abut the existing settlement area boundary of Fergus. 6586 Beatty Line North will be subject to a separate Official Plan Amendments by others, namely Sorbada/Tribute Brubacher Holdings Inc., to expand the settlement area boundary of Fergus. 6586 Beatty Line North and the subject lands, together, represent “proposed expansion lands” with a total land area of ± 269.53 hectares (± 666.02 acres) that will require coordinated efforts for logical and efficient development.

The proposed expansion lands are north of the existing Settlement Area of Fergus which includes a mix of community and employment lands. The proposed expansion lands would provide a contiguous expansion of community lands to include residential, community facilities and local commercial uses to meet the growth needs of the County. Refer to **Figure 3: Community Context Map**.

Figure 3: Community Context Map



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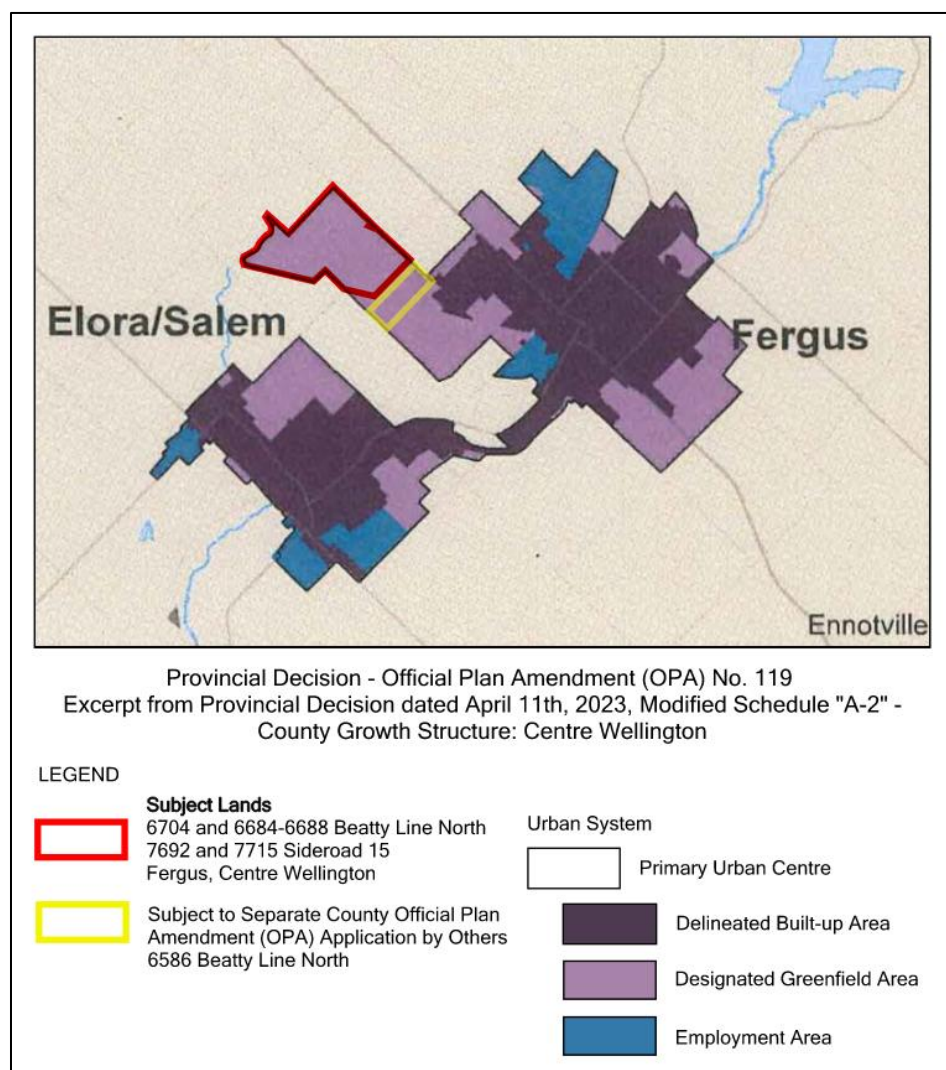
6704 Beatty Line North, 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15
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3.0 Wellington County Official Plan Review

3.1 Background of Subject Lands

Tribute (Fergus Oaks) Limited (“Tribute Communities”) acquired 6704 and 6684-6688 Beatty Line North and 7692 Sideroad 15 in August 23, 2023 after the Province of Ontario Ministry of Municipal Affairs and Housing (“MMAH”) brought a total of ± 417 hectares ($\pm 1,030$ acres) of land into the Centre Wellington’s Settlement Area through the Provincially modified Official Plan Amendment No. 119 (“OPA No. 119”) on April 11th, 2023. 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15, 7715 Sideroad 15 and 6586 Beatty Line North were included in that expansion which accounted for ± 270.03 hectares (± 667.26 acres) of the total expansion area of Centre Wellington (refer to Figure 4: Provincial Decision - OPA No. 119).

Figure 4: OPA No. 119



Following the approval of OPA No. 119, the MMAH reversed their decision through Bill 150 on December 6, 2023 which proceeded to remove all settlement area expansions throughout Wellington County. This decision subsequently re-engaged the County of Wellington to continue their MCR to review their long-term growth and determine where that growth will occur through settlement area expansions. At the time of preparation of this Planning Justification Report, Wellington County has not approved expansion areas. Refer to subsection 5.1 of this report for a summary of Parcel's Centre Wellington Land Needs Assessment dated December 2024 which concludes that Wellington County's plans to accommodate growth will be challenged as an insufficient amount of expansion lands are being recommended with an unrealistic density to be achieved.

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In Landwise's professional planning opinion, the land needs assessment completed by Parcel Economics Inc. supports a Settlement Area Boundary Expansion ("SABE") that includes the subject lands in coordination with 6586 Beatty Line North in order to achieve the population growth as forecasted by the Ontario Ministry of Finance.

3.2 Background of Wellington County Official Plan Review

Wellington County began their phased Official Plan Review process in September 2019. Wellington County retained Watson & Associates to complete their Land Needs Assessment. The County is implementing the new Official Plan in three (3) phases. The County has completed Phases 1 and 2 and is currently in Phase 3.

Phase 1 consisted of two (2) Official Plan Amendments ("OPA"): OPA 119 and OPA 120, which implemented the County growth structure and the County growth forecast, respectively. Prior to the County's completion of Phase 2, the Ontario Ministry of Municipal Affairs and Housing ("MMAH") approved OPA 119 with modifications on April 11, 2023, and OPA 120 on July 12, 2024. As outlined in subsection 3.1 of this report, the subject lands in addition to 6586 Beatty Line North were included within the urban boundary of Wellington County as "Designated Greenfield Area" which made up part of Fergus, Centre Wellington through the MMAH approval of OPA 119. However, the MMAH decision was revoked on December 6, 2023 through Bill 150 which removed the subject lands, as well as 6586 Beatty Line North, from the urban area of Fergus.

Concurrent to the MMAH approval of OPA 119 and passing of Bill 150, Phase 2 of the County's MCR was based on a Land Needs Assessment ("LNA") completed by Watson & Associates, which was released as a draft in August 2022. The draft LNA identified the need for a Settlement Area Boundary Expansion ("SABE") of 238 hectares (588 acres) within Centre Wellington, including 177 hectares (437 acres) within Fergus. In a public meeting for OPA 123, detailed in the following paragraph, County Planning Staff stated that the final LNA has largely been completed except for the assessment of land needs for the Township of Centre Wellington.

Phase 3 consists of growth matters, including evaluation of SABE's. This phase includes the implementation of OPA 123, which focuses on existing lands within Urban Centre and designation changes. Phase 3 also invited landowners to submit formal SABE requests. Landwise, on behalf of Tribute Communities, submitted a request for the subject lands to be considered as a potential SABE dated April 4, 2024. No communication from Wellington County was received in response to the request. At the time of preparing this report, Phase 3 is progressing to determine SABEs based on lower tier municipality recommendations. OPA 126 is under review.

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Since September 2019 and December 2023, major changes were made to the Provincial planning framework including the repeal of the Provincial Policy Statement, 2020 (“PPS, 2020”) and the Growth Plan for the Greater Golden Horseshoe, 2019 (“Growth Plan, 2019”) which were replaced by the Provincial Planning Statement, 2024 (“PPS, 2024”), effective October 20, 2024. The PPS, 2024 has a significant impact on how upper and lower tier municipalities need to be planning for long term population growth, as review through section 6.0 of this report.

Based on the municipal process that is currently underway, Wellington County continues to base their land use planning for long term growth on the former PPS, 2020 and Growth Plan, 2019 policies and forecasts, which is out of synch with the PPS, 2024 and current forecasted population growth of the Ontario Ministry of Finance. As discussed in subsection 3.1 of this report and summarized in subsection 5.1, Wellington County and the Township of Centre Wellington should consider additional SABE as the growth being planned for through the County’s MCR is not accounting for updated population targets.

4.0 Proposed Settlement Area Boundary Expansion

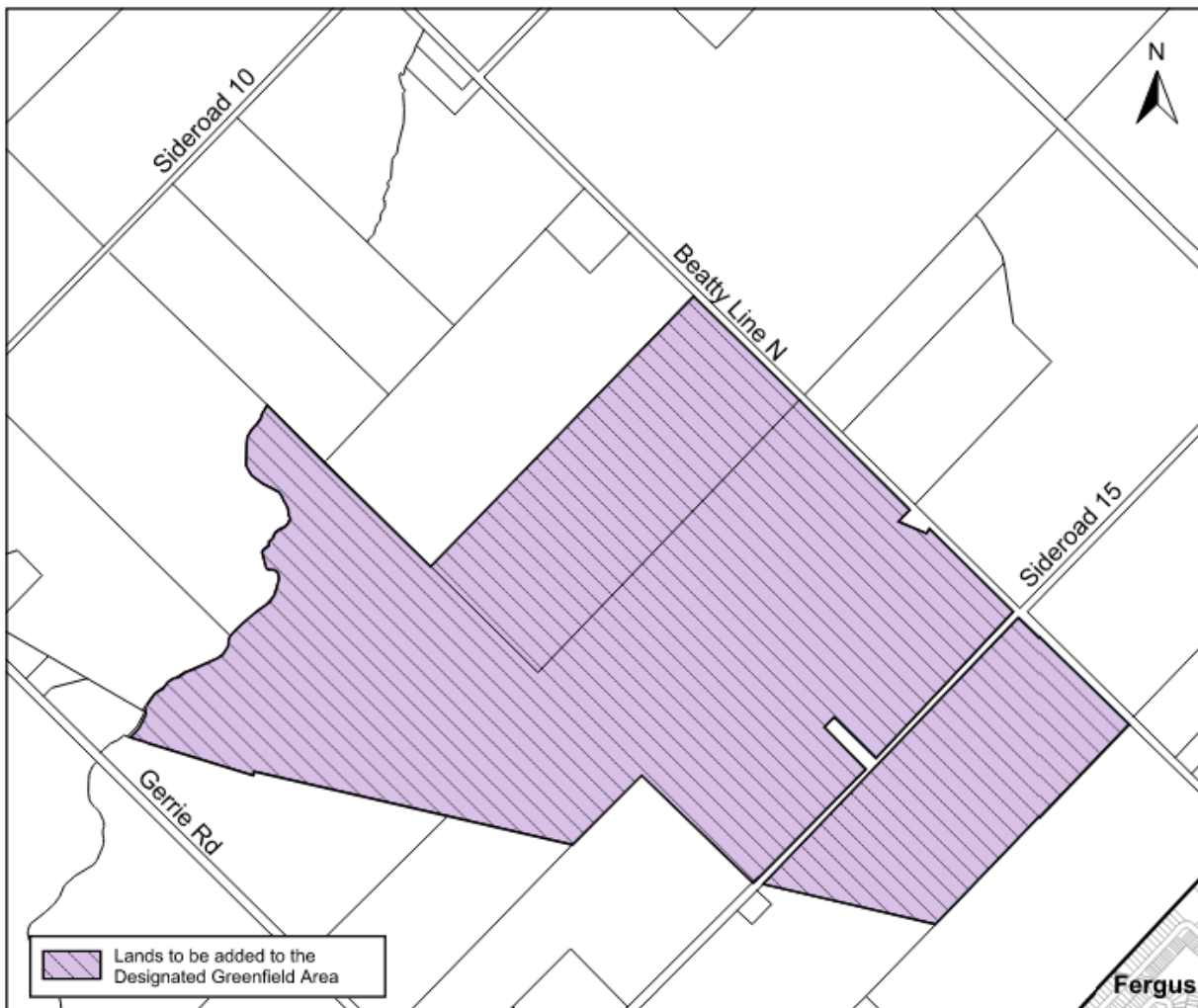
4.1 Settlement Area Boundary Expansion of Fergus

In a coordinated effort with 6586 Beatty Line North subject to a separate submission, Tribute Communities is applying for a Settlement Area Boundary Expansion (“SABE”) of Fergus through a County OPA and a Township OPA.

The subject lands are currently not within the Primary Urban Centre/Urban Boundary of Fergus. A County Official Plan Amendment is proposed to include the subject lands within the “Primary Urban Centre” boundary and to redesignate them from “Prime Agricultural” and “Core Greenlands” to “Designated Greenfield Area” while maintaining the “Core Greenlands”, where existing in the Wellington County Official Plan.

Additionally, a local Official Plan Amendment is proposed to include the subject lands within the “Urban Boundary” and to designate them to “Residential” and “Core Areas” in the Township of Centre Wellington Official Plan, as they currently do not have a land use designation. Refer to **Figure 5: Proposed County OPA SABE**. A County Draft Official Plan Amendment and Township Draft Official Plan Amendment is attached as **Appendix A** and **Appendix B** of this report, respectively.

Figure 5: Proposed County Official Plan Amendment - Settlement Area Boundary Expansion



4.2 Conceptual Structure Plan

In support of the subject lands to be considered for a SABE, Tribute Communities has prepared a Conceptual Structure Plan for 6684-6688 Beatty Line North/7692 Sideroad 15 and 6704 Beatty Line North that demonstrates key land use principles and achieves a complete community. The structure plan demonstrates 36 persons per hectare which would represent a residential population of approximately 6,856 people, excluding the estimated populations for schools and commercial uses. In the Draft Land Needs Assessment completed by the County, the base scenario had a minimum target of 47 people and jobs per hectare in Centre Wellington's Designated Greenfield Area if 208 hectares of community lands were incorporated into Fergus' Settlement Area Boundary.

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The structure plan depicts maintaining the natural heritage features along the periphery of the subject lands buffered by appropriate setbacks to development. The structure plan contemplates a mix of housing types, community facilities and benefits including a secondary school, elementary school, a park hierarchy and a portion of land for affordable housing in addition to commercial areas to support the population growth. Public infrastructure for servicing including stormwater collection and stormwater management ponds, wastewater collection, water servicing and storage, and a public road network has been integrated into the structure plan. Refer to **Appendix C: Conceptual Structure Plan**.

5.0 Supporting Studies and Key Findings

In addition to this Planning Justification Report, the following reports and studies were completed in support of the proposed SABE:

1. Land Needs Assessment
2. Agricultural Impact Study
3. Environmental Impact Study
4. Tribute Fergus Oaks Water and Wastewater Servicing Memorandum
5. Functional Servicing and Preliminary Stormwater Management Report

A copy of each has been included within the submission package. This section provides a summary of the key findings for each study.

5.1 Land Needs Assessment

A Community Area Land Needs Assessment (“LNA”), dated March 28, 2025, was prepared by Parcel Economics Inc. (“Parcel”) to calculate the amount of land required to accommodate the growth to 2051 by using the most recent population projections by the Ontario Ministry of Finance (“OMF”). To accommodate the projections published by the OMF in Fall 2024, the LNA determined that 611 hectares of Community Area lands are needed. Of the 611 hectares, 362 hectares would be needed within the Township of Centre Wellington. Wellington County’s Phase 2 Land Needs Assessment had identified that approximately 255 hectares would be required, 356 hectares less than Parcel’s calculations. Further, constraints in the Town of Erin would hinder Wellington County land needs for the population forecast, therefore Parcel reallocated the additional growth to Wellington North and Centre Wellington, resulting in 452 hectares of Community Area lands for settlement area boundary expansion. Please refer to the submitted LNA by Parcel Economics Inc. for details.

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5.2 Agricultural Impact Assessment

An Agricultural Impact Assessment (“AIA”), dated November 26, 2024, was prepared by DBH Soil Services Inc. The Primary Study Area (PSA) refers to 6684-6688 Beatty Line North/7692 Sideroad 15 and 6704 Beatty Line North, and excludes 7715 Sideroad 15. A Secondary Study Area (SSA) extends 1,500m from the boundary of the PSA was evaluated to determine potential impacts to surrounding agricultural uses. The AIA identified agricultural impacts and provided mitigative measures to offset and lessen adverse impacts of proposed development. The PSA and portions of the SSA are not located on provincially or municipally designated specialty crop area. It is noted that any boundary expansion within Centre Wellington will encroach into prime agricultural lands. One (1) Minimum Distance Separation I arc involving a barn was found affecting the southeast portion of 7715 Nichol Road. However, as 7715 Nichol Road makes up part of the proposed SABE, the barn is expected to be removed to accommodate urban development.

The AIA concludes that the proposed future development on the proposed SABE would have minimal impact on the surrounding agricultural activities within the study lands, since it is in close proximity to the Fergus settlement area, the large contiguous parcels will mitigate impacts of fragmenting the agricultural network and the subject lands conform to MDS requirements. Refer to the submitted AIA for further details.

5.3 Environmental Impact Study

An Environmental Impact Study (“EIS”), dated December 4, 2024, was prepared by GeoProcess Research Associates Inc. (“Geoprocess”) to establish the extent of the natural heritage features within the Study Area, consisting of 6684-6688 Beatty Line North/7692 Sideroad 15 and 6704 Beatty Line North, and provides an analysis of their significance and sensitivity in context with applicable municipal and provincial policies and legislation. The natural heritage system identified primarily consists of wetland and woodland features associated with Irvine Creek, in addition to a Provincially Significant Wetland on the eastern corner of the proposed expansion lands. The EIS recommends setbacks to these features to mitigate negative impacts. Setbacks have been integrated in the Conceptual Structure Plan by Landwise, in accordance with municipal official plan and GRCA policies related to the Greenlands System. The EIS recommends maintaining the linkage between the woodland features on the southern property limits to enhance the natural heritage system. In conclusion, the natural heritage features identified within the Study Area will be protected through the prescribed setbacks. Further detailed mitigation measures will be recommended and implemented through future Planning Act applications. For more details, please refer to the Environmental Impact Statement by GeoProcess Research Associates Inc.

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5.4 Tribute Fergus Oaks Water and Wastewater Servicing Memorandum

A memorandum prepared by DLW Engineering Services Limited (“DLW”), dated November 2024, provides a detailed analysis on the viability of expanding the existing Fergus water supply and wastewater treatment plant. The analysis pertains to the following properties:

- Tribute Fergus Oaks (6704 Beatty Line North and 6684-6688 Beatty Line North/7692 Sideroad 15);
- Brubacher lands (6586 Beatty Line North); and,
- Keating lands (7715 Sideroad 15).

The existing Elora-Fergus Waste supply system services the currently population of approximately 22,906, resulting in an average day demand of approximately 76 L/s or 6,600 m³/d. This is equivalent to a maximum day flow of approximately 144.4 L/s or 12,476 m³/d, resulting in a reserve capacity of approximately 22.9 L/s (1,979 m³/d). A Council report from September 2023 states that the uncommitted reserve capacity for the combined Fergus and Elora water system is 1,191 m³/d (13.78 L/s) or approximately 1,283 residential development units. The proposed expansions lands will add 11,216 persons. The well system will require expansion with at least one (1) additional well and a new reservoir to meet supply and storage demands.

The Community of Fergus is serviced by the Fergus Wastewater Treatment Plant (“WWTP”). The WWTP will require a facility expansion to increase the capacity for the full projected wastewater flow from the proposed expansion lands. Additionally, an existing sanitary trunk sewer located at the intersection of Beatty Line North and Sideroad 18 could be extended from its current location northward within the Beatty Line North right-of-way to service the recommended expansion lands. The available uncommitted reserve capacity can be used for the initial phase of development, followed by the WWTP expansion for subsequent phases. Further information regarding the proposed servicing strategy is provided in Section 5.5.

The servicing of the proposed expansion lands can proceed with an anticipated expansion of the well supply system and an expansion of the wastewater treatment system using existing treatment techniques.

For more detailed information, refer to the Tribute Fergus Oaks Water and Wastewater Servicing Memorandum (DLW Engineering Services Limited, 2024).

5.5 Functional Servicing and Preliminary Stormwater Management Report

A Functional Servicing and Preliminary Stormwater Management Report (“FSR/SWM Report”), dated January 2025, was prepared by C.F. Crozier & Associates Inc. (“Crozier”). The report concludes that the servicing is feasible for the proposed Expansion Lands from a sanitary servicing, water servicing, and storm drainage perspective. For the purposes of the FSR/SWM Report, the “Expansion Lands” includes 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15, 7715 Sideroad 15, and 6586 Beatty Line North. The FSR/SWM Report summarizes the following:

Water Servicing: The Township has completed a New Well Exploration Program Feasibility Assessment (Stantec, February 12, 2024), which indicated three (3) new well locations, with one adjacent to the subject lands, near the northwest corner of 7715 Nichol Road. The FSR/SWM Report recommends extending the watermain infrastructure along Beatty Line North and Sideroad 15 to provide a looped watermain system within the proposed expansion lands. Additionally, extensions of the watermain eastward along Sideroad 15 and southward on Highway 6 from Sideroad 15 would likely be required. These extensions would connect the proposed expansion lands to the existing municipal water supply system while also providing water servicing opportunities for future developments particularly along Sideroad 15 and Highway 6.

A new water reservoir and well would also be required to meet consumption demands and is proposed to be located within the subject lands near the south corner of 6704 & 6684-6688 Beatty Line North/7692 Sideroad 15.

Sanitary Servicing: Located in Fergus, the Fergus Wastewater Treatment Plant discharges treated effluent into the Grand River. Wastewater generated within the expansion lands can be conveyed to the Fergus Wastewater Treatment Plant by upgrading the existing municipal sanitary trunk sewer, providing a new trunk sanitary sewer, or a combination of both (Crozier, 2025). A sanitary sewer extension would also be required northward on Beatty Line North and westward on Sideroad 15 to collect the wastewater generated within the expansion lands. The preferred sanitary servicing will be determined following future investigation in consultation with the County and Township.

Lastly, preliminary investigation into the feasibility for on-site wastewater treatment has also been completed. Preliminary findings show general feasibility of both surface and sub-surface discharge based on the review of the assimilative capacity of Irvine Creek and on-site soils/groundwater conditions.

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Storm Drainage: The subject lands will be constructed as a fully urbanized system completed with a curb and gutter storm sewer collection strategy. The proposed grading and storm servicing conveys stormwater in post-development conditions to three (3) proposed stormwater management facilities (i.e. wet ponds), located adjacent to the existing drainage outlets of the Subject Lands. The wet ponds will provide the necessary stormwater management controls for the subject lands, including water quantity, quality, and erosion control.

See the submitted Functional Servicing and Preliminary Stormwater Management Report for more detailed information and analysis.

5.6 Stage 1 Archaeological Assessment

A Stage 1 Archaeological Assessment was completed by AMICK Consultants Limited dated February 11, 2025. The Phase 1 confirmed that the subject lands have archaeological potential on the basis of proximity to water, historic settlement structures and early historic settlement roads. The Stage 1 concluded with several recommendations including a Stage 2 Archaeological Property Assessment.

5.7 Public Consultation

Public consultation was completed by way of providing Information Letters to 20 properties within 120 metres of the subject land. The letters were mailed out on January 23, 2025. At the time of preparing this Planning Justification Report, no comments were received by members of the public. **Refer to Appendix C: Public Consultation Strategy** for the distributed letter and addressing map.

6.0 Policy and Planning Analysis

This section reviews the following planning documents as they apply to the subject lands and proposed subject lands as potential Settlement Area Boundary Expansion lands:

- *Planning Act*
- *Provincial Planning Statement, 2024;*
- *Wellington County Official Plan;*

6.1 Planning Act

The *Planning Act, R.S.O. 1990, C.P. 13*, is provincial legislation that enacts rules for land use planning in Ontario and provides sets the statutory framework for the process by which land use planning decisions are made. Applicable sections are reviewed below.

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2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (c) the conservation and management of natural resources and the mineral resource base;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

Planning Comment:

The proposed SABE to include the subject lands has had regard to matters of provincial interest. The subject lands are characterized by having wetlands and woodlands along the periphery of the subject lands, including Provincially Significant Wetlands (“PSW”) in the south-east and northern limits (Geoprocess, 2024). Appropriate setbacks to protect the ecological functions from development can be achieved (Geoprocess, 2024). The subject lands currently make up part of the overall agricultural resources of Ontario, however, in many cases, lands outside of existing settlement area boundaries are agricultural lands. The subject lands would conform to Minimum Distance Separation to protect existing livestock operations and their potential expansions (DBH, 2024). The proposed SABE would mitigate impacts of agricultural fragmentation by providing a contiguous urban pattern for community growth and limit the number of parcels surrounding the existing settlement area boundary fragmenting the agricultural system (DBH, 2024). Future Planning processes under the Planning Act will balance the need for additional housing with the protection of surrounding agricultural operations (DBH, 2024). The subject lands are adjacent to the Irvine Creek which could contain archaeological resources. Future Planning Act applications would include archaeological assessments to protect the potential of those resources.

The Fergus-Elora water supply has both existing and future available capacity to service the proposed SABE. The municipal well, storage and distribution system will be expanded as part of Centre Wellington’s planned growth. The existing Fergus Wastewater Treatment Plant has existing unallocated reserve capacity coupled with the future plant expansion as part of the Centre Wellington growth plans and can accommodate the additional wastewater generated from the proposed SABE (DLW, 2024). The subject lands could require a new pumping station (Crozier, 2024). The subject lands can be designed to accommodate both quality, quantity, and erosion stormwater management controls, as well as low impact development infrastructure (Crozier, 2024).

Overall, the proposed SABE would facilitate the opportunity for coordinated and orderly development to accommodate the growth of a safe and healthy community that is designed accommodate a fulsome and connected municipal water and waster infrastructure, transportation infrastructure network, community facilities, housing including affordable housing, and employment opportunities.

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6.2 Provincial Planning Statement, 2024

The *Provincial Planning Statement, 2024* (“PPS”) replaced the *Provincial Policy Statement, 2020* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019* as a policy-led regulating document that provides direction on provincial interests related to land use planning and development. The *Planning Act, R.S.O. 1990, C.P.13* requires that, “decisions affecting planning matters shall be consistent with” the PPS. The subject lands are within a rural area of the Township of Centre Wellington north of the existing settlement area boundary of Fergus. Applicable policies are reviewed below.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

- 1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*
- 2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.*
- 3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.*

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

- 4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
 - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units*

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available through lands suitably zoned, including units in draft approved or registered plans.

5. *Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.*
6. *Planning authorities should support the achievement of complete communities by:*
 - a) *accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) *improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) *improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Planning Comment:

The subject lands' size and location are appropriate to accommodate the anticipated population growth from 34,100 to 58,200 from 2021 to 2051 in the Township of Centre Wellington. Specifically, Fergus is anticipated to grow in population from 19,100 to 36,300 as projected by the Ministry of Finance. The Township of Centre Wellington will be required to allocate sufficient lands for residential development. This will require expansion into adjacent agricultural lands since the Township is surrounded by prime agricultural lands. Based on the Ministry of Finance Fall 2024 population projections, Wellington County needs to expand settlement area boundaries to accommodate an additional 611 hectares of Community Area lands. This is 356 hectares more than identified in the Phase 2 LNA by Watson & Associates. Of the 611 hectares, 452 hectares of Community Area lands are required in Centre Wellington to accommodate the projected population growth. The calculated 452 hectares also accounts for land needs for the Town of Erin since it has physical constraints preventing its ability to accommodate SABEs (Parcel, 2024). The subject lands present an opportunity to provide a long-term land resource with ±226 hectares of lands to accommodate growth over the planning horizon to the year 2051 and beyond.

The proposed SABE, as demonstrated on the Structure Plan, is planned to incorporate community facilities, employment opportunities, educational establishments, recreation

and park facilities, and other components that provide daily and weekly needs for future residents to provide a high quality complete community.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

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

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

Planning Comment:

The proposed SABE will provide lands suitable for population growth with a range and mix of housing options and densities to meet the projected needs of the market area. As identified within the County OPA submission, the growth direction of the County is disconnected with the market demand for Wellington County as the identified land needs for Centre Wellington are based on an intensification rate that is not supported by evidence, which presumes that 40% of Community Area Expansion lands would be apartment dwellings. According to Parcel, the 238 hectares of Community Area expansion in Centre Wellington identified by Wellington County is not sufficient to

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accommodate the market-based demand for housing (2024). Based on more reasonable assumptions including 3% of ground-related units, 10% intensification rate and 47 persons and jobs per hectare for Designated Greenfield Area, a 286-hectare expansion would be required in Centre Wellington to accommodate growth to 2051 using the population growth forecasts in Schedule 3 of the former Growth Plan for the Greater Golden Horseshoe, 2019 (Parcel, 2024).

However, as per Policy 2.1.1 of the PPS, 2024, growth is to be planned to accommodate the Ministry of Finance's forecasts. Based on updated forecasts, 452 hectares of Community Area expansion around Centre Wellington is required over the planning horizon. The proposed expansion lands represents about ± 269.53 hectares of contiguous lands suitable for housing growth at a density of 36 persons and jobs per hectare with appropriate supporting uses including open space, community facilities and commercial uses. Coordinated planning would determine appropriate phasing and densities as part of future structure planning in collaboration with the Township of Centre Wellington.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 New Settlement Areas and Settlement Area Boundary Expansions

- 1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
 - b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
 - c) whether the applicable lands comprise specialty crop areas;*
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*

- g) the new or expanded settlement area provides for the phased progression of urban development.*

Planning Comment:

Wellington County retained Watson & Associates to complete a Lands Needs Assessment (“LNA”) which determined 238 hectares of Community Area lands expansion is required in Centre Wellington to accommodate growth based on the former Growth Plan’s Schedule 3. However, Schedule 3 does not consider the Ministry of Finance’s projection. As per PPS, 2024 Policy 2.1.1., , relying on the former Growth Plan’s Schedule 3 will result in a major shortfall of land expansion necessary to accommodate growth over the planning horizon. The proposed SABE via the subject lands will provide additional Community Area lands necessary to accommodate growth including housing and community facilities. The proposed SABE can be serviced with a water supply that has both existing and planned capacity, a logical and feasible expansion of the existing watermain network. The existing Fergus Wastewater Treatment Plant has existing and unallocated reserve capacity coupled with the planned expansion to accommodate the additional wastewater generated from the anticipated growth of the proposed SABE (DLW, 2024).

The lands outside of the existing settlement area boundaries in the County of Wellington are all generally “prime agricultural” lands. The subject lands do not contain specialty crop areas. However, expanding into the prime agricultural area for population growth is unavoidable, regardless of location. The proposed SABE on the subject lands would provide a contiguous and logical growth pattern without fragmenting the agricultural area while maintaining required Minimum Distance Separation from active agricultural uses (DBH, 2024). The proposed SABE would accommodate growth over the planning horizon in phases, as determined through future structure planning processes.

2.8 Energy Conservation, Air Quality and Climate Change

- 1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) support the achievement of compact, transit-supportive, and complete communities;*
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - c) support energy conservation and efficiency;*

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- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

3.1 General Policies for Infrastructure and Public Service Facilities

- 1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
 - b) leverage the capacity of development proponents, where appropriate; and*
 - c) are available to meet current and projected needs.*
- 2. Before consideration is given to developing new infrastructure and public service facilities:*
 - a) the use of existing infrastructure and public service facilities should be optimized; and*
 - b) opportunities for adaptive re-use should be considered, wherever feasible.*
 - 3. Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.*
 - 4. Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.*
 - 5. Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form.*

Planning Comment:

A large, contiguous SABE such as the subject lands provides an attainable opportunity for logical and efficient infrastructure to mitigate impacts of climate change. The proposed SABE can be planned to have a connected transportation network complete with bicycle and pedestrian infrastructure that is connected to daily and weekly needs along with community facilities and employment areas. The proposed servicing strategy

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would maximize existing municipal infrastructure and any upgrades or expansions would be justified and economically feasible. The stormwater management system would implement Low Impact Development standards so as to not put unnecessary pressure on the surrounding natural heritage system or municipal infrastructure (Crozier, 2024). The demonstration structure plan identifies the preliminary strategy of locating stormwater management ponds adjacent to the existing natural heritage system to enhance existing functions while providing a buffer between development. Opportunities for trails and passive recreation would be maximized. Other integrated land use planning strategies are demonstrated including allocating future school sites abutting parks and medium density mixed use areas to support a compact built form and create a complete community that is well-connected (Landwise, 2024).

3.2 Transportation Systems

- 1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.*
- 2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*
- 3. As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.*

3.3 Transportation and Infrastructure Corridors

- 1. Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.*
- 2. Major goods movement facilities and corridors shall be protected for the long term.*
- 3. Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

4. *The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.*
5. *The co-location of linear infrastructure should be promoted, where appropriate.*

Planning Comment:

The proposed SABE would not interfere with existing and planned transportation corridors. The proposed SABE would be planned to connect to the existing transportation network with enhanced accessibility and multi-modal connections.

3.6 Sewage, Water and Stormwater

1. *Planning for sewage and water services shall:*
 - a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
 - b) *ensure that these services are provided in a manner that:*
 1. *can be sustained by the water resources upon which such services rely;*
 2. *is feasible and financially viable over their life cycle;*
 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 4. *aligns with comprehensive municipal planning for these services, where applicable.*
 - c) *promote water and energy conservation and efficiency;*
 - d) *integrate servicing and land use considerations at all stages of the planning process;*
 - e) *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
 - f) *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*
2. *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal*

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sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

[...]

8. Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

Planning Comment:

The proposed SABE has servicing options that are to be reviewed in more detail through future Planning Act applications. The Fergus-Elora water supply has both existing and planned available capacity to service the proposed SABE. Expansion of the watermain network is required (Crozier, 2025), however, its feasibility would be supported by the growth that could be accommodated within the proposed SABE. The existing Fergus Wastewater Treatment Plant has existing unallocated reserve capacity coupled with the planned expansion to accommodate the additional wastewater generated from the anticipated growth of the proposed SABE (DLW, 2024). The proposed subject lands will require a new pumping station (Crozier, 2024). The subject lands can be designed to accommodate quality, quantity, and erosion stormwater management controls, as well as low impact development infrastructure (Crozier, 2025).

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

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

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- a) *planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
 - b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- [...]

Planning Comment:

Transitions and protective buffers to natural heritage areas have been recommended and implemented on the demonstrated structure plan (Geoprocess, 2024; Landwise 2024). Public streets will be planned with widths to accommodate safe multi-modal connections to the existing transportation network. The proposed structure plan identifies the intent to provide passive recreation opportunities along naturalized stormwater management ponds and the natural heritage system, as appropriate (Landwise, 2024).

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1. *Natural features and areas shall be protected for the long term.*
 - 2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- [...]
- 6. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
 - 7. *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
 - 8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

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9. *Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue*

Planning Comment:

Significant wetlands and woodlands along with fish habitat (i.e. watercourse) are identified on the periphery of the subject lands and their ecological functions can be protected through appropriate mitigation including development setbacks to buffer urban land uses from the natural heritage system (Geoprocess, 2024). Opportunities for enhancement will be explored through future planning processes and design. A number of threatened species under the *Ontario Endangered Species Act* were assessed for on-site due to the natural habitats observed. Of the six (6) species assessed for, four (4) were observed on the subject lands including a Bankswallow, Eastern Wood-peewee, Barn Swallow and Woodthrush have been identified on site. Appropriate mitigations and protections of their habitats per applicable requirements can be implemented through future planning approvals (Geoprocess, 2024).

4.2 Water

1. *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - i) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
 - ii) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
 - iii) *identifying water resource systems;*
 - iv) *maintaining linkages and functions of water resource systems;*
 - v) *implementing necessary restrictions on development and site alteration to:*
 1. *protect drinking water supplies and designated vulnerable areas; and*
 2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
 - vi) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
 - vii) *ensuring consideration of environmental lake capacity, where applicable.*
2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and*

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their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

- 3. Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.*
- 4. Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier municipality shall undertake watershed planning in partnership with lower-tier municipalities, including lower-tier large and fast-growing municipalities.*
- 5. All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.*

Planning Comment:

A preliminary stormwater management strategy has been developed for the subject lands to meet relevant local and provincial water quantity, quality, erosion control and water balance criteria (Crozier, 2025). The water quantity, quality, erosion control and water balance objectives are proposed to be achieved through the construction of three (3) stormwater management ponds located at each of the existing outlets for the subject lands and the implementation of low impact development techniques. Further consultation with the Township and the Grand River Conservation Authority can be completed in future *Planning Act* applications to further investigate any additional and relevant stormwater management criteria associated with the subject lands and watershed to develop strategies to mitigate the proposed development's impact on the surrounding water resource system. Additionally, it is not anticipated that the subject lands will pose a risk to sensitive groundwater features, however this can be further investigated in future *Planning Act* applications through the appropriate technical studies.

4.3.4 Removal of Land from Prime Agricultural Areas

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

Planning Comment:

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The proposed SABLE includes prime agricultural lands. Refer to the Planning Comment addressing policy 2.3.1 above for comment (pg. 21).

4.6 Cultural Heritage and Archaeology

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
- 4. Planning authorities are encouraged to develop and implement:*
 - a) archaeological management plans for conserving archaeological resources; and*
 - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
- 5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

Planning Comment:

Appropriate archaeological investigation and consultation with Indigenous communities shall be conducted during the planning process and prior to development and as part of future Planning Act applications.

5.2 Natural Hazards

- 1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
- 2. Development shall generally be directed to areas outside of:*
 - a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
 - b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) hazardous sites.*

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Planning Comment:

The subject lands include some regulated lands under the Grand River Conservation Authority as a result of estimated floodplain mapping and wetland areas. Appropriate setbacks and servicing design can be accommodated to protect public health and safety as well as the natural environment associated with natural hazards. The estimated boundaries of the natural hazards can be further refined during future *Planning Act* applications.

The proposed expansion lands would provide an unprecedented opportunity to support Centre Wellington's anticipated population growth, and has potential to contribute towards Provincial housing targets and collectively increase the Township's range and mix of land uses, housing stock, and employment opportunities. Through the studies and reports completed so far in support of the proposed expansion lands, adverse affects in fragmenting prime agricultural land can be reduced by incorporating a contiguous parcel into Centre Wellington's settlement area. Overall, the proposed SABE is consistent with PPS, 2024.

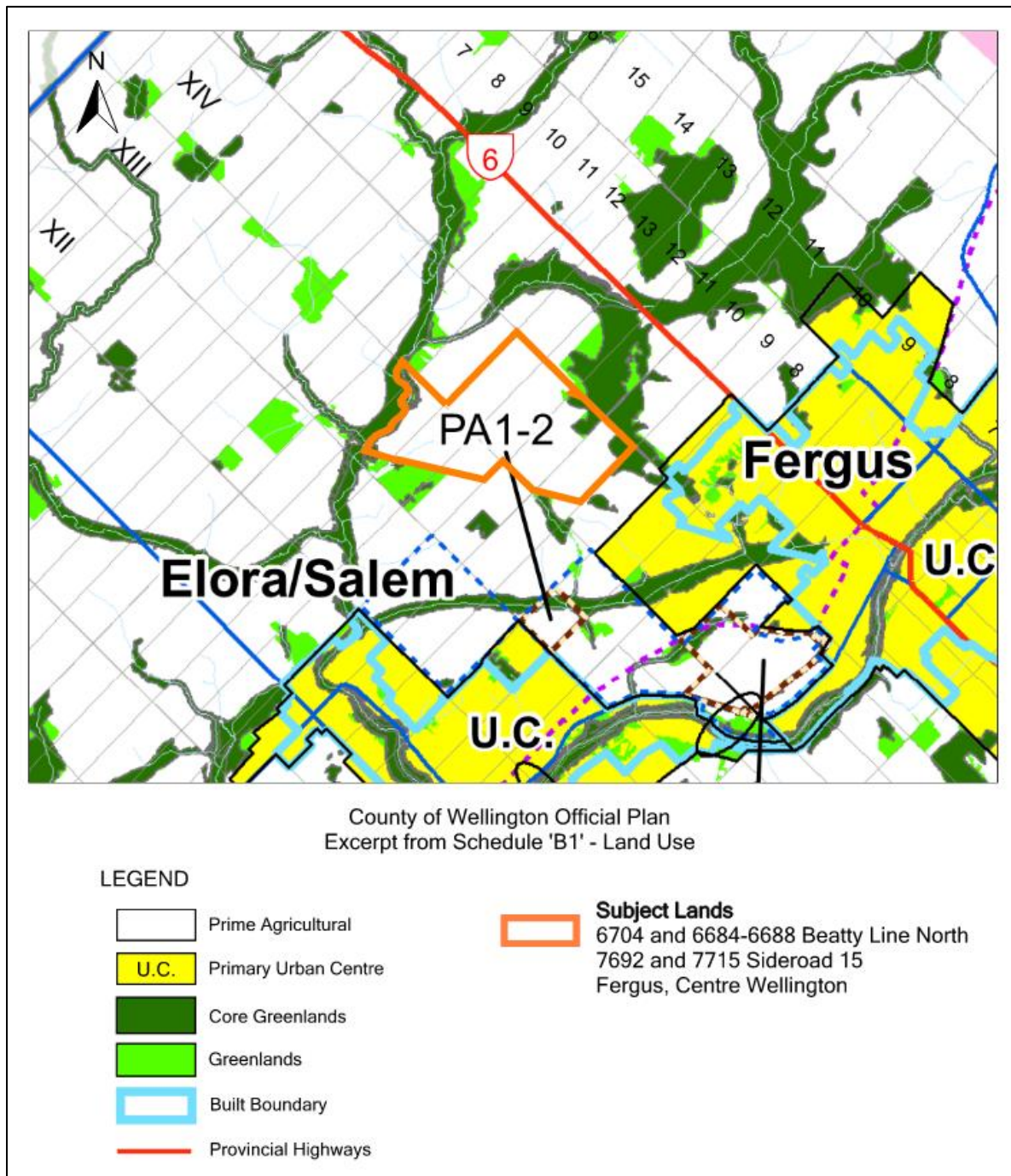
6.3 Wellington County Official Plan

The *Wellington County Official Plan* ("WCOP") was declared in force and effect as of May 1999. The County is in the process of updating their Official Plan. The WCOP outlines the land use goals, objectives and policies that the County has determined are in the best interest of the long-term growth of the County. The subject lands are located within the Rural System of Centre Wellington and are designated "Prime Agricultural" and "Core Greenlands" (Schedule B1) (refer to Figure 6: County of Wellington Official Plan Land Use Designation).

As discussed in section 3.0 of this report, the subject lands were previously included within the Settlement Area of Fergus within Centre Wellington but was revoked through Bill 150.

A County OPA is proposed to amend Schedule A and Schedule A1 to expand the Primary Urban Centre of Fergus and designate the subject lands "Designated Greenfield Area" and subsequently amend Schedule B1 to designate the subject lands "Primary Urban Centre". Refer to Section 7.0 of this report for further detail.

Figure 6: County of Wellington Official Plan Land Use Designation



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Applicable policies have been reviewed below.

Part 3 Wellington Growth Strategy

3.2 PROJECTED GROWTH

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

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

3.3.1 Targets

Residential Intensification:

By the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area.

Greenfield Density:

the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.

Affordable Housing:

minimum of 25% of new housing in the County will be affordable to low and moderate income households. [...]

3.5 ALLOCATING GROWTH

This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities.

Table 1 **TOWNSHIP OF CENTRE WELLINGTON**
Projected Growth in Wellington County to 2051

	2021	2051
Centre Wellington		
Total Population ¹	34,100	58,200
Households	12,810	22,130

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Total Employment ²	12,200	25,100
-------------------------------	--------	--------

	2021	2051
Elora-Salem		
Total Population ¹	7,800	14,100
Households	2,960	5,280
Fergus		
Total Population ¹	19,100	36,300
Households	7,320	14,080
Outside Primary Urban Centres		
Total Population ¹	7,200	7,800
Households	2,530	2,770

¹ Includes net undercount adjustment which is estimated at approximately 3%

² Includes 'no fixed place of work' employment.

4.4 Housing

4.4.1 Supply

The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

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

4.4.4 Greenfield Housing

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

- b) require new developments to achieve densities which promote the overall designated greenfield area density target of 40 persons and jobs per hectare and specifically:*
 - i) strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
 - ii) somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel*

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dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);

- iii) In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
- iv) encourage the introduction of medium density housing types in new subdivisions and other designated greenfield areas.*

1.7 Urban Area Protection

In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
- b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formulae.*

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

4.8.1 General

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

4.8.2 Primary Urban Centre Expansion Criteria

A primary urban centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:

- a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;*
- i) within the County of Wellington; and*

- ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality;*
- b) the expansion makes available sufficient lands for a time horizon not exceeding the year 2051 , based on the analysis provided for in a);*
- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets set out in Section 3.3.1 as approved by the Province, and the other policies of this Plan;*
- e) the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;*
- f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following;*
 - i) reasonable alternatives that avoid prime agricultural areas are evaluated; and;*
 - ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;*
- g) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;*
- h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed:*
 - i) the existing development pattern in the community;*
 - ii) the potential impacts on people;*
 - iii) the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources;*
 - iv) the impacts on natural heritage systems and features;*
 - v) the impacts on groundwater and surface water;*
 - vi) the impacts on the safety and efficiency of existing or planned infrastructure;*

- vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources;*
- viii) logical boundaries based on existing property lines or recognized physical features where possible; and*
- ix) other planning criteria considered appropriate in the circumstances.*
- i) the County and local municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet;*
- j) the settlement area to be expanded is in compliance with the minimum distance separation formulae.*

Planning Comment:

At the time of preparation of this Planning Justification Report, Wellington County's Official Plan is under review with a focus on population growth, boundary expansion, densities and updating relevant Provincial Planning framework. As identified within Parcel's Centre Wellington Community Area Land Needs Assessment dated November 21, 2024, and reviewed throughout section 6.2, Provincial Planning Statement, 2024, of this report, the forecasted growth that is being planned for by Wellington County will result in a significant shortfall of appropriately designated lands to accommodate forecasted growth as per the Ministry of Finance forecasts.

The in-effect PPS, 2024 removed the requirement for a Municipal Comprehensive Review process before a municipality can expand its urban boundary more than 40 hectares and now permits Settlement Area Boundary Expansion by way of Official Plan Amendments.

The proposed SABE is adjacent to other expansion lands which abut the existing primary urban centre of Fergus. The proposed SABE conforms to MDS formulae while protecting the agricultural system from fragmentation in result of urban development (DBH, 2024). The proposed ± 226.03 hectares SABE will contribute to available greenfield lands to accommodate a mix of housing types and densities with a minimum density of 36 people per gross hectare, which is aligned with compact and efficient urban development (Landwise, 2024) which is serviceable from a water, sanitary, and stormwater management perspective (Crozier, 2025).

1.9 Water Resources

Wellington County accepts the value of broad strategic planning for water and water related resources through a watershed planning process. Watershed and subwatershed studies, where undertaken, will be used as key components for land

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use policy and development decisions. The completion of subwatershed studies may be required prior to development proceeding, and may be a component of a Secondary Plan. The results of watershed plans and subwatershed studies will be incorporated into the County Official Plan, where appropriate.

4.9.2 Surface Water

Watercourses, lakes, ponds and wetlands and appropriate setbacks will be protected through their inclusion in the County's Greenlands System.

4.9.3 Groundwater

Groundwater resources occur throughout the County and are not confined to the Greenlands system. Groundwater needs to be protected to promote public health, and as an essential resource for urban and rural water supplies, agricultural production and the maintenance of the Greenland system. It is the intent of this Plan that all development and site alteration shall be subject to the following policies to ensure water quality and quantity are not negatively affected. Specifically, it is the County's intent that the development of public and private uses will not::

- *negatively impact groundwater recharge or discharge*
- *impair groundwater or surface water quality*
- *negatively impact municipal groundwater supply.*

Maintaining a sustainable groundwater supply is a priority to meet the needs of current and future residents. The County recognizes a relationship between groundwater and surface water in terms of recharge and discharge functions. The policies of this Plan are intended to address both groundwater and surface water protection.

Groundwater and surface water is not confined to municipal boundaries. As such, the County will work collaboratively with local municipalities, municipal neighbours, and the relevant Source Protection Authorities as required to ensure the effective protection of water resources.

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

- a) *ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic systems on an integrated watershed management basis;*
- b) *protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and*

- activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;*
- c) ensure that development meets provincial water quality objectives;*
 - d) ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated;*
 - e) ensure development does not alter groundwater levels to the detriment of surrounding users and resources;*
 - f) support policies to protect municipal water sources;*
 - g) protect wetlands and areas that make significant contributions to groundwater recharge;*
 - h) protect the hydrogeological functions of the moraine systems in the County;*
 - i) ensure the base flow needed to protect streams, fisheries and wetlands are maintained;*
 - j) support sustainable stormwater management practices that protect or, where feasible, enhance water quality and water quantity control;*
 - k) promote efficient and sustainable use of water resources that maintain and enhance water quantity and quality through the retention of vegetation or through re-naturalization;*
 - l) maintain and enhance fish habitat;*
 - m) protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers and headwaters;*
 - n) ensure land use decisions promote water conservation efforts and support the efficient use of water resources;*
 - o) encourage agricultural practices that protect water resources;*
 - p) require mineral aggregate operations to use best management practices to protect groundwater resources as set out in Section 4.9.5.8;*
 - q) require impact studies when development proposals have the potential to affect water or water related resources.*
 - r) to amend this Plan where appropriate to implement the policies of those Source Protection Plans applicable to the County of Wellington.*

4.9.5 Source Water Protection

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The Clean Water Act, 2006 is intended to ensure the protection of drinking water supplies by setting out a risk-based process on watershed basis to identify vulnerable areas and associated drinking water threats and issues through the preparation of Assessment Reports; and develop policies and programs to eliminate or reduce the risks posed by identified drinking water threats through the preparation of Source Protection Plans. This process is otherwise known as Source Protection Planning.

The science-based Assessment Report is the technical basis upon which a Source Protection Plan is prepared. The Source Protection Plan contains policies to address the drinking water threats identified in the Assessment Report. There are five Source Protection Plans (SPPs) that apply within the County of Wellington:

- *Grand River Source Protection Plan [...]*

Planning Comment:

The subject lands contain portions of a watercourse (i.e. Irvine Creek) and wetlands which will be protected from urban development with appropriate setbacks and buffers (Geoprocess, 2024). Additionally, the subject lands are within vulnerable areas related to groundwater, thus subwatershed planning can be undertaken through future Planning Act applications, as appropriate. There are a limited number of wells within 500m of the subject lands and therefore, the proposed municipal infrastructure is not anticipated to adversely impact their supply.

4.11 PUBLIC SPACES, PARKS AND OPEN SPACE

The County will promote healthy, active communities by:

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

Planning Comment:

The existing Greenlands System can be appropriately buffered so their functions are protected from development (Geoprocess, 2024).

At this time, within 500 metres of the proposed well locations to service the proposed SABE, there are less than 5 private wells. The long-term operation of new municipal wells therefore reflect a low risk to groundwater users within the Township. There are no source protection concerns regarding the operation of municipal wells at the proposed locations. Further source water and subwatershed studies may be required through more detailed planning phases including structure planning and/or secondary plans.

Part 5 The Greenlands System

5.1 DEFINED

The Greenlands System is intended to include those features and areas which are part of Wellington's natural heritage or areas in which natural or human-made conditions may pose a threat to public safety. These often inter-related areas include:

- *wetlands*
- *environmentally sensitive areas*
- *streams and valley lands*
- *ponds, lakes and reservoirs*
- *areas of natural and scientific interest*
- *woodlands*
- *fish and wildlife habitat*
- *flood plains and hazardous lands*
- *threatened or endangered species*

5.4 CORE GREENLANDS

Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the "Core" Greenlands designations and include:

- *provincially significant wetlands*
- *all other wetlands;*
- *habitat of endangered or threatened species and fish habitat; and*
- *hazardous lands.*

5.4.1 Wetlands

All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered

provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.

5.4.2 Habitat of Endangered or Threatened Species and Fish Habitat

Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function. Proponents will be directed to the federal or provincial agency that has jurisdiction over the species or habitat to be protected.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

5.4.3 Hazardous Lands

The Core Greenlands designation includes areas subject to flooding hazards and erosion hazards and hazardous sites that could be unsafe for development or site alteration due to naturally occurring hazards like organic soils or unstable bedrock conditions. Generally development shall be directed away from areas in which conditions exist which would pose risks to public health and safety or property caused by natural hazards. [...]

5.5 GREENLANDS

Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.

These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.

5.5.1 Habitat

Fish and wildlife habitat are included in the Greenlands System, often as part of other defined natural heritage features.

Development and site alteration shall not be allowed in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions.

Development and site alteration shall not be allowed in fish habitat except in accordance with provincial and federal requirements.

[...]

5.5.4 Woodlands

In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system. Woodlands of this size are important due to their contribution to the amount of forest cover on the County landscape. Exceptions may include a plantation established and continuously managed for the sole purpose of complete removal at rotation without a reforestation objective, as demonstrated with documentation acceptable to the County.

In the Urban System, woodlands over 1 hectare are considered to be significant by the County and are included in the Greenlands System. Woodlands of this size are important due to their economic, visual and environmental contributions to the urban landscape.

Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition. Significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged and tree removal shall be subject to the Wellington County Forest Conservation Bylaw.

Smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected.

5.6 DEVELOPMENT CONTROL

5.6.1 Permitted Uses

Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements.

Planning Comment:

The subject lands contain components of the Greenlands System on the periphery containing Provincially Significant Wetlands and significant woodlands. The County of Wellington Official Plan identifies several areas within the Study Area as part of the county and municipal natural heritage systems. These areas are identified in Map 2 as Greenlands and Core Greenlands. While the Greenlands System is based on features that have been mapped at a municipal scale, the County's OP requires that the diversity and connectivity of natural features in an area and long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features, surface water and groundwater features.

No encroachments on natural heritage features or their prescribed buffers are proposed. The NHS delineated in this EIS is expected to support the long-term ecological function and biodiversity of natural heritage systems in the Study Area. The natural heritage features identified for the Study Area, including wetlands, woodlands, watercourses, and potential significant wildlife habitat, will be protected through their prescribed setbacks which were applied as per the policies of the County of Wellington, the Township of Centre-Wellington, and the GRCA. In addition, a new linkage has been proposed as part of the preliminary structure plan which would result in an enhancement for the natural heritage system overall (Geoprocess, 2024).

Part 7 The Urban System

7.1 DEFINED

The Urban System includes the larger urban places in Wellington, which are expected to accommodate the majority of growth over the planning period. The urban system includes:

- *primary urban centres*

Primary urban centres and secondary urban centres collectively are sometimes referred to as "urban areas" and "urban centres".

7.2 PURPOSE

The Urban System is anticipated to change to a greater extent than the Rural and Greenlands Systems. New development along with increases in population will be directed to the urban system and, in particular, to those areas with full municipal services. The Growth Strategy set out in Section 3 should guide growth in the urban system.

The Urban System policies are intended to provide for growth but at the same time, retain the quality and character of Wellington's small urban places. Growth and change will be managed so that existing and future residents enjoy healthy, complete, efficient and sustainable communities.

7.3 PLANNING APPROACH

Development based on municipal services which promote environmental protection and efficient land use will be encouraged.

Land use patterns in the urban system shall be based on:

a) densities and a mix of land uses which:

- i) efficiently use land and resources;*
- ii) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
- iii) minimize negative impacts to air quality and climate change, and promote energy efficiency.*

b) a range of uses and opportunities for intensification and redevelopment.

Primary urban centre policies will be developed to recognize the larger urban places in Wellington which have existing or planned sewer and water services. These areas will be expected to provide the greatest opportunities for growth in Wellington.

Greenlands within the Urban system may be identified on separate land use schedules based on the extent of the greenland features and the scale of mapping. The greenland policies will continue to fully apply.

7.4 Primary Urban Centres

7.4.1 Permitted Uses

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

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

7.4.2 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

[...]

7.4.5 Residential Use

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

In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex, townhouse and apartment units.

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

[...]

Planning Comment:

The subject lands provide for an opportunity to expand the primary urban centre of Fergus. The existing Greenlands System on the periphery of the subject lands can be protected and enhanced through development. The subject lands can be serviced with municipal infrastructure and be phased appropriately. The proposed greenfield lands can be planned to incorporate best planning practices to ensure efficient, compact built forms with varying housing options and densities that achieve the principles of a complete community while providing a sense of place. The proposed SABE will protect the existing character of the smaller settlement areas of Wellington County as less intensification would be required within the existing urban limits of those communities.

PART 8 DETAILED PRIMARY AND SECONDARY URBAN CENTRE POLICIES

8.1 GENERAL

8.1.2 Overview

The urban centres of Wellington are the primary focus for housing, commerce, services, job creation, recreation, and community facilities. This Plan will recognize and reinforce the role of urban centres as central places in Wellington.

Of equal importance is maintaining the livability of urban centres. The residents of Wellington's urban centres value a small town lifestyle which is distinct from that of

larger urban centres. The character of the county's urban centres needs to be protected as growth takes place.

8.1.3 Vision Statement

By the end of the planning period, it is expected that the urban centres in Wellington County will have the following characteristics:

- a) that traditional community values will be maintained and the small town character will be enhanced;*
- b) that the single-detached home will continue to be the dominant form of housing but a greater variety of housing types will also be available;*
- c) that the central business district will remain the primary focus of commercial, cultural and civic functions for the municipality;*
- d) that well planned industrial areas will continue to provide new job opportunities and municipal tax revenues;*
- e) that the quality of life for the residents will be enhanced by the protection of natural and cultural environment, the enhancement of new recreational opportunities, and the preservation of heritage resources;*
- f) that infrastructure such as roads, water, utilities, fire protection and administration will be improved and, where feasible, expanded to meet the needs of a growing community;*
- g) that the greenland system and rivers will remain dominant natural features in urban centres providing aesthetic and recreational opportunities for both residents and visitors alike;*
- h) that the elements of the natural environment including rivers, hills, wetland, groundwater and forest resources will be protected, enhanced and well managed.*

8.1.4 Major Objectives

The major objectives of all urban centres are:

- a) to ensure that adequate lands, infrastructure and community facilities are available to serve the existing and future needs of the community;*
- b) to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community;*
- c) to provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community;*

- d) to ensure that development and development-related activity proceeds in an environmentally responsible manner;*
- e) to encourage steady, economic growth in a carefully controlled manner to provide employment;*
- f) to encourage economically viable and physically attractive central business district;*
- g) to utilize urban design principles that ensure public safety and security for local residents and visitors;*
- h) to maintain appropriate standards for development and redevelopment which encourage controlled growth and represent a long term benefit to the community;*
- i) to ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of every citizen;*
- j) to protect, preserve and where practical enhance, the unique natural and cultural heritage resources of the community; and*
- k) to provide for a safe and efficient vehicular and pedestrian transportation system in the community.*

Planning Comment:

The proposed SABE supports the achievement of Wellington County's vision of accommodating population growth while recognizing the small town character that exists in many of the local municipalities. The proposed SABE will expand the available greenfield lands that can accommodate a variety of dwelling types and densities while recognizing the existing urban area will evolve through infill development. However, the infill development's criteria of compatible development will limit the level of intensification that can be achieved. A growth scenario of accommodating 40% of the projected population growth through apartment housing is not aligned with the market demands in Wellington County (Parcel, 2025) and nor would it necessarily be the most compatible form, in keeping with the County's vision.

The propose SABE will accommodate a range of housing forms, densities and supportive community facilities to provide housing choice for the growing community over the longer term planning horizon. The proposed SABE fronts onto existing municipal transportation infrastructure. Future Planning Act applications will provide appropriate road network hierarchy and connections. The proposed SBAE is anticipated to be adequately serviced with water, wastewater and stormwater infrastructure (Crozier, 2025).

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11.2 WATER AND SEWAGE

11.2.2 Objectives

The following objectives apply to water and sewage services:

- a) to protect the quality and quantity of ground and surface water;*
- b) to deliver an adequate supply of potable water and means of sewage disposal to meet the needs of existing and future residents and businesses;*
- c) to encourage development to use the highest level of service practical based on a priority of municipal, then private communal and then individual on-site services;*
- d) to make optimum use of existing infrastructure;*
- e) to promote efficient water use and to minimize waste water flows;*
- f) to ensure that adequate capacity exists in municipal water and sewage services to serve both residential and economic development activities;*

The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual onsite sewage services.

- g) to implement strategies to make optimum use of water and sewage services where constraints exist.*

11.2.3 Servicing Options Assessment

[...]

Construction of new, or expansion of existing municipal or private communal water and wastewater systems should only be considered where the following conditions are met:

- strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and*
- plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.*

11.2.4 Primary and Secondary Urban Centre Policies

The following water and sewage policies apply in primary and secondary urban centres:

- a) municipal services are the preferred method of servicing in all urban centres and reasonable efforts will be made to provide for municipal services in all urban centres;*
- b) most Urban Centres have municipal sewer and water services. Development will normally be required to connect to these services;*
- d) municipal services may be extended to all areas identified as urban centres, but may not be extended beyond the boundaries of the urban centre except to address an identified health issue or to provide services to public service facilities. This does not prevent the extension of services from one urban area to another urban area such as the sewage system connections between Guelph and Rockwood, or between Drayton and Moorefield. Additionally a Council may approve the extension of services to areas where development existed outside urban boundaries prior to the restructuring of the County on January 1, 1999 if council determines that the health or environmental benefits are significant;*
- e) all municipalities with municipal water and sewage services will ensure that adequate capacity exists to provide opportunities for both residential and economic development activities;*
- f) municipal water and sewage capacity will be reviewed at regular intervals and allocations may be altered if no substantial development has taken place over a three year period. [...]*

11.3 STORM WATER MANAGEMENT

11.3.2 Level of Protection

Development and redevelopment in all watersheds shall incorporate storm water management to control runoff up to and including the 1:100 year design event or Regional Storm, whichever is greater. The level of storm water management to be achieved is to be determined through an assessment of watershed conditions and negotiations with the County, the local municipality and the Conservation Authority. Best management practices and storm water management techniques will be implemented in consultation with appropriate government agencies.

11.3.3 Watershed Plans

Municipalities may prepare Watershed Plans for developing areas in consultation with the Conservation Authority, the Ministry of Natural Resources and the Ministry of the Environment. When a Watershed Plan is approved by Council, applicants for approval of subdivisions, zoning amendments, site plans, or building permits may be required to submit a storm water management plan which demonstrates how the proposed

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development would manage storm water in accordance with the Watershed Plan. If drainage is planned through an adjacent municipality, then the adjacent municipality shall be consulted with respect to the Watershed Plan.

11.3.7 Natural Drainage

Natural drainage systems should be used in the design of new subdivisions and all major watercourses should be left as much as possible in their natural state including riparian vegetation, existing vegetative buffers, or the establishment of vegetative buffers. Channelization will be discouraged where possible. Detention and retention facilities may be permitted in open space areas to ensure controlled runoff into receiving streams. Any modification to an existing natural watercourse will be done in accordance with the requirements of the Conservation Authorities Act and will preserve floodplain storage for all major watercourses.

Planning Comment:

As summarized in subsection 5.4 of this report and analysed under PPS, 2024 policies under subsection 6.2 of this report, the subject lands can be adequately serviced with safe and feasible municipal infrastructure expansions.

Overall, the proposed SABE conforms to the intent of the Wellington County Official Plan to provide adequate, serviceable urban lands to accommodate the long term growth of the County while maintaining the vision of existing and future communities.

6.4 Wellington County Urban Boundary Expansion Review Framework

In February 2024, Wellington County released the “Urban Boundary Expansion Review Framework” that contains evaluation criteria for appropriateness and feasibility of lands for boundary expansion. The evaluation is based on the former Provincial policies including the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 and Wellington County Official Plan and considers the following principles: agricultural resources; natural heritage and water; source water; aggregate resources; cultural heritage and archaeology; complete and healthy communities; water, wastewater, roads and financing; growth management.

Refer to **Appendix D: Wellington County Urban Boundary Expansion Review Framework** for a review of the proposed SABE against the evaluation criteria as outlined by the County. Overall, it is Landwise’s professional opinion that the subject lands, in coordination with 6586 Beatty Line North, Fergus, satisfy the criteria for a SABE of Fergus.

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6.5 Township of Centre Wellington Municipal Official Plan

The *Township of Centre Wellington Municipal Official Plan* (“MOP”) was adopted by Council on November 24, 2003 and approved by the Ontario Municipal Board (OMB) on May 31, 2005. Most recently consolidated in December 2024, the MOP sets out the Township's vision for growth and development, and applies to the Elora and Fergus Urban Centres. The remaining Township areas are governed by the County of Wellington Official Plan. The Township is working with the County to implement Settlement Area Boundary Expansions in Centre Wellington.

The subject lands are currently located outside of Fergus’ Urban Boundary and do not have a land use designation within the MOP (Schedule A-1). To facilitate residential development on the proposed expansion lands, a Township OPA is proposed to designate the subject lands as “Residential” and “Core Greenlands” within the “Urban Boundary” on Schedule A-1. Refer to **Appendix B: Draft Township Official Plan Amending By-law** for details and Section 7.0 of this report for a planning analysis.

Applicable policies are reviewed below.

<i>B.5 URBAN AREA EXPANSION</i>	<u>Planning Comment:</u>
<p><i>An Urban Centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:</i></p> <p><i>i) sufficient opportunities to accommodate the allocation in the County growth forecast through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;</i></p>	<p>Wellington County is undergoing an Official Plan Review/Municipal Comprehensive Review (“MCR”), which is in its third and final phase to expand the settlement areas of the various urban centres. The PPS, 2024, in effect since October 2024, has removed the MCR requirement for settlement area expansions and now permits privately-initiated urban area expansions.</p> <p>The proposed expansion lands will accommodate a part of the projected population growth in Centre Wellington, as Parcel had identified in the Community Area Land Needs Assessment, summarized in subsection 5.1 (2024).</p>

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<i>ii) the expansion makes available sufficient lands for a time horizon not exceeding the growth forecast;</i>	The proposed expansion lands (269 hectares) in addition to the County recommended expansion lands (169 hectares) in Centre Wellington would exceed the land needed according to Parcel (362 hectares) to the year 2051 based for the most recent forecasts from the Ontario Ministry of Finance in fall of 2024.
<i>iii) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan;</i>	The proposed expansion lands will be subject to phasing policies through the implementation of a Secondary Plan; a process to be subsequent to the expansion lands being within the urban boundary.
<i>iv) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a safe, efficient, financially and environmentally sound manner;</i>	Feasible servicing strategy options have been identified to accommodate the proposed expansion lands for future urban development (Crozier; DLW, 2025).
<i>v) in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</i>	Any expansion beyond the current Primary Urban Centre for Fergus will extend into prime agricultural lands. As outlined in the Agricultural Impact Assessment (DBH Soil Services Inc., 2024), development on the proposed expansion lands and associated impacts are anticipated to be minimal on existing agricultural operations within the surrounding area.
<i>vi) impacts on agricultural operations which are adjacent to or close to the urban centre are mitigated to the extent feasible;</i>	The proposed SABE will impact existing agricultural operations on the proposed expansion lands expansion lands along with a minor conflict with a barn. No MDS conflicts with lands outside of the proposed SABE have been identified (DBH Soil Services Inc., 2024). Phasing policies may be implemented through future Planning Act applications to ensure that lands stay in agricultural production until it is feasible to service and develop

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	<p>the lands for urban development. The subject lands also offer the opportunity to sufficiently transition and program the external areas of the subject lands to mitigate future impacts on adjacent lands in agricultural production (DBH Soil Services Inc., 2024).</p>
<p><i>vii) in determining the most appropriate direction and location for expansion, the following are addressed:</i></p> <ul style="list-style-type: none"> <i>i. the existing development pattern in the community;</i> <i>ii. the potential impacts on people;</i> <i>iii. the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources; the impacts on natural heritage systems and features;</i> <i>iv. the impacts on groundwater and surface water;</i> <i>v. the impacts on the safety and efficiency of existing or planned infrastructure;</i> <i>vi. the impacts on archaeology, cultural heritage landscapes, and built heritage resources;</i> <i>vii. logical boundaries based on existing property lines or recognized physical features where possible; and</i> <i>viii. other planning criteria considered appropriate in the circumstances.</i> 	<p>The proposed expansion lands would be coordinated with the proposed growth at the north end of Fergus, including the existing Storybrook subdivision. Development on the proposed expansion lands are not anticipated to have adverse impacts on people. The proposed SAGE will facilitate coordinated and comprehensive development to implement complete community principals to provide a high quality of life to future residents of the County. The subject lands are not within nor adjacent to an identified mineral aggregate area.</p> <p>The proposed expansion lands are within an area with “potential recharge area” with a portion of the expansion lands within an identified highly vulnerable aquifer area per Schedule C. Groundwater and surface water conditions will need to be investigated through future applications to mitigate any adverse impacts.</p> <p>The completed Stage 1 Archaeological Report has concluded that a Stage 2 is required and will be completed as part of future Planning Act applications, as required through standard process.</p> <p>The proposed expansion area includes the natural heritage system, however, that system is excluded from any future development potential and shall be protected and conserved through</p>

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development, as identified within the EIS (Geoprocess, 2025).

C.3 NATURAL HERITAGE

C.3.1 Overview

The Township of Centre Wellington encourages the protection and enhancement of the natural heritage of the Township. When planning for the future of Centre Wellington, the Township will give consideration to the protection, preservation and enhancement of significant natural features including rivers and streams and their valley lands, wetlands, flood plains, headwaters and water catchment areas, ground water supplies, environmentally significant features, wildlife and fish habitats and lands with ecological functions. This applies regardless of whether the lands are designated Core Greenlands on the land use schedules.

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

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

Planning Comment:

The proposed expansion lands include “Core Greenlands” including a Provincially Significant Wetland. No changes to the designation are proposed.

C.3.2 Wetlands

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

1. *No development is permitted on provincially significant wetlands. Development on lands adjacent to provincially significant wetlands will only be permitted subject to the preparation of an Environmental Impact Assessment as outlined by the policies of this Plan. Development on or adjacent to locally significant wetlands will also be subject to the preparation of an Environmental Impact Assessment in accordance with Section E. 1.3 of this Plan. [...]*
4. *Private landowners with property in or adjacent to wetlands are encouraged to maintain their holdings in a manner that preserves the natural attributes of the wetland feature. [...]*

C.3.3 Habitat of Endangered or Threatened Species

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Development and site alteration will not be allowed in significant portions of the habitat of endangered or threatened species. [...]

C.3.8 Streams and Valleylands

All streams and valleylands will be protected from development or site alterations that would negatively impact on the stream or valleyland or their ecological functions. [...]

C.3.9 Woodlands

The Core Greenlands designation may include wooded areas, particularly where these are also associated with other Natural Heritage features such as wetlands. Otherwise, the Core Greenlands designation includes only upland woodlands over 10 hectares in area. These woodlands will be protected from development or site alterations that would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged. [...]

The Township adopts the following policies with respect to its wooded areas:

- 1. The Township encourages the protection and preservation of existing trees and woodlots;*
- 2. The maintenance of forest cover along stream banks and river valleys is encouraged.*
- 3. In instances where a development proposal may impact upon a significant woodlot, the Township will require that an Environmental Impact Assessment in accordance with Section E.1.3 be undertaken. However the Assessment should also address the following issues particular to an examination of the impact on a woodlot:*
 - a) Contain a detailed inventory of the woodlot including size, age, composition and the occurrence of any other features containing important ecological functions such as buffer, linkage or hydrological flow characteristics;*
 - b) Indicate the impact of the proposal on the woodlot including existing trees;*
 - c) Indicate any measures that would reduce the impact of the proposal;*
 - d) Where trees are to be removed, indicate the measures necessary to ensure the orderly extraction of trees or the possible relocation of trees, where practical, and the preservation of the remaining ones;*
 - e) Include provisions for the replacement of trees removed as a result of the proposal;*
 - f) Recommend no development where negative impacts of development cannot be mitigated due to the rarity, sensitivity or size of the woodlot.*

Planning Comment:

No changes to the existing County mapped Core Greenlands designation are proposed. The proposed Local OPA will incorporate Core Greenlands within the amended Schedule A. Future Planning Act applications will be required to analyse potential impacts on the Core Greenlands systems and provide mitigation to protect and enhance the natural heritage system.

C.4 GROUND AND SURFACE WATER RESOURCES

Land use planning policies and decisions shall be coordinated with and support related water initiatives such as subwatershed plans, fisheries management plans and remedial action plans.

C.4.1 Best Management Practices

Best management practices and storm water management techniques will be implemented in accordance with the applicable provincial policies and guidelines. For large-scale development, sub watershed plans or subwatershed plans should be prepared. Such plans should demonstrate how water and related resources would be managed to meet surface and ground water quality and quantity targets. [...]

C.4.5.1 Goals

The following general management goals were adopted:

a) Water Quantity

- i) From a groundwater quantity perspective the management goal is to minimize the interference between private and public usage on the groundwater system.*
- ii) Control future private water taking in urban areas where municipal, communal water takings occur.*
- iii) Minimize future impact on surface water, aquatic and terrestrial habitat.*
- iv) Develop future water conservation program related to industry and new residential development.*
- v) Introduce water conservation measures to reduce water usage on current supply.*

b) Water Quality

- i) Minimize groundwater contamination.*

- ii) For historical land uses a program should be developed to assess the potential for contamination from historical sites through site audits and implementation of mitigative actions if necessary.*
- iii) For existing land uses the goal is to minimize the potential risk of contamination site audits and voluntary corrective actions if required.*
- iv) For future land uses we should minimize the potential for contamination through sitespecific risk-based assessments of the physical vulnerability to contamination and the risk from a specific land use.*

C.4.5.2 Groundwater Management Areas

Four types of groundwater management areas are proposed:

- *Areas of high aquifer vulnerability*
- *Well field capture zones*
- *Areas of potential future water supply*
- *Recharge areas.*

The general extent of these areas within and adjacent to the Fergus, Elora-Salem and Belwood Urban Centres are illustrated on Schedule “C”. While the groundwater management areas are not a land use designation, they are provided for information purposes. The Township will develop more specific policies and guidelines regarding these groundwater management areas in consultation with the County of Wellington, the Ministry of Environment and the Grand River Conservation Authority. The Groundwater Management Areas shall be a factor to be considered in the review of development applications.

a) Areas of High Aquifer Vulnerability

Areas of high aquifer vulnerability have been developed on the basis of estimated travel time of groundwater from ground surface to the bedrock aquifer. Areas of high aquifer vulnerability are considered to be sensitive to groundwater contamination and merit special consideration, particularly with respect to the location of industrial uses or other uses that have a potential to contaminate groundwater.

b) Wellhead and Capture Zone Protection

Well field capture zones have been delineated for the municipal wells in Fergus and Elora using the groundwater flow model developed as part of Groundwater Study. Schedule “C” shows the simulated area for the 2-year time of travel for the Fergus and Elora municipal wells. A 2-year time of travel zone is proposed

to delineate an appropriate area for wellhead protection. This area warrants special consideration due to the increased potential for surface contamination to rapidly reach the well. There will be limited opportunity for mitigation of groundwater contamination in within this zone.

c) Potential Areas of Additional Future Water Supplies

As part of the groundwater study simulations were made using the groundwater flow model, to assess the potential for sustaining additional water taking from various areas near Fergus and Elora. Areas of potential additional future water supply were determined based on the simulations of the groundwater flow model extracting water from additional locations, minimizing potential future water taking in areas of high vulnerability to contamination and within the simulated capture areas of the existing municipal wells. Schedule “C” shows the areas with the greatest potential for additional water supply.

In order to develop a secure long-term water supply for Fergus and Elora, consideration shall be given to areas of potential additional water supply for Fergus and Elora for management of future water use in the urban centre of the Township. Under Ontario Regulation 283/99 the Ministry of the Environment can have regard for future water taking if it is recognized in the Official Plan. A strategy should be developed to assess additional water supply potential in these areas. Additional plans should be developed to address future groundwater protection through land use protection.

d) Recharge Areas

Major recharge areas within and adjacent to the Urban Centres are shown on Schedule “C”. These areas represent areas of higher permeability surficial deposits. Recharge areas are recognized for their contribution to the groundwater system. Education and awareness as well as potential methods of increasing recharge through specific management practices should be linked to drought management programs through the GRCA. The ability to potentially increase recharge over long periods of time, especially during periods of high precipitation and/or runoff, will aid in maintaining higher water table conditions on a more regional scale during dry periods. This will in turn, sustain baseflow for longer periods of time during drought conditions.

Planning Comment:

The proposed expansion lands are mapped on Schedule C identifying potential recharge areas and highly vulnerable aquifers. The proposed “Residential” land use

designation does not permit industrial uses. Details related to groundwater and its protection will be studied in detail through future Planning Act applications.

C.5.6 Greenfield Housing

In Greenfield areas, the Township will encourage increased densities and a broader mix of housing and will:

- 1. encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;*
- 2. require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:*
 - i. strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;*
 - ii. somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);*
 - iii. In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and*
- 3. encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.*

Planning Comment:

The proposed expansion lands have been demonstrated to accommodate a range of densities and housing forms with a minimum density of 36 persons per hectare while accommodating land uses that support a complete community including various parks, stormwater management facilities, commercial blocks and community uses (i.e. schools). Development at this density is considered to be most appropriate and realistic based on the existing development patterns and future development scenarios. The future community design and densities are subject to change through future Planning Act applications, including a Secondary Plan.

C.6 MUNICIPAL SERVICES

C.6.1 General Servicing Policies

[...]

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

- 1. All new development and redevelopment within the Fergus and Elora-Salem Urban Centres shall be provided with full municipal services, to such standards as may be required by the Township, including:*
 - a) Sanitary sewage disposal facilities*
 - b) Water supply facilities*
 - c) Storm drainage facilities*
 - d) Hydro*
 - e) Public roads*
 - f) Telecommunications*
- 2. Telephone, cable television and natural gas services will be provided to all new development, wherever feasible and appropriate,*
- 3. The Township may require and enter into agreements to provide for the staging of development in order to allow the efficient and orderly provision of municipal services,*
- 4. The Township may pass by-laws and enter into agreements, including financial arrangements with property owners, for the installation of municipal services*

[...]

C.6.4.2 Connection

All new development in the Fergus and Elora-Salem Urban Centres shall be connected to the municipal sanitary sewage system except where this Plan provides a specific exemption. The system and its various components and appurtenances are permitted in all land use designations of this Plan.

C.6.5.3 Extension of Trunk Mains

The extension of sanitary sewer trunk mains shall be in accordance with the Long Term Servicing Strategy. Sanitary sewer trunk mains shall be designed and constructed in a manner that they have sufficient depth and capacity to service all areas that ultimately may be connected to that part of the system including areas currently outside the Urban Centre boundaries that may be developed in the future.

C.6.5.4 Increasing Capacity

The Township will undertake measures to optimise its waste water treatment plant capacity, including but not necessarily limited to, the reduction of water consumption and storm water entering sanitary sewers where they exist and the pre-treatment of sewage prior to it entering the plant. Construction of new, or expansion of existing municipal or private communal wastewater systems should only be considered where the plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.

C.6.6 Water Supply and Distribution

C.6.6.1 Goals and Objectives

- 1. To operate and maintain a municipal water supply and distribution system within the Fergus and Elora-Salem Urban Centres providing a potable supply of water for domestic, commercial, industrial and fire protection purposes in accordance with accepted standards*
- 2. To encourage water conservation by all users of the Township's water supply system*
- 3. To recognize the potential for future development beyond the existing boundaries of the Urban Centres and the cost benefits of sizing trunk mains accordingly*
- 4. To undertake the necessary improvements and expansions to the system to meet the needs of future growth, development or redevelopment*
- 5. To incorporate recommended measures related to wellhead protection and land use restrictions contained in the Municipal Groundwater Study.*

C.6.6.2 Connection

All new development within the Fergus and Elora-Salem Urban Centres shall be connected to the municipal water supply system except where this Plan provides for specific exemptions. The system and its various components and appurtenances are permitted in all land use designations of this Plan.

C.6.6.3 Extensions of Trunk Mains

Extensions of new water supply trunk mains shall be in accordance with the Servicing Plan. The design and construction of trunk mains shall have sufficient capacity to

service all areas that may ultimately be supplied including areas currently outside the Urban Centre boundaries that may be developed in the future.

C.7 STORM WATER MANAGEMENT

The Township of Centre Wellington encourages the effective management of storm water drainage and run-off through the implementation of best management practices and storm water management techniques in accordance with applicable provincial policies and guidelines.

- 1. No development shall occur without appropriate regard for storm run-off, onsite collection and channelling of storm water to an adequate outlet.*
- 2. Detention/retention ponds may be used as part of the storm drainage system to maintain post development flows to predevelopment levels.*
- 3. Floodplains of natural streams shall be preserved and protected.*
- 4. Municipal drains may be identified as floodplain and may have setback restrictions identified in the implementing zoning by-law.*
- 5. Design of development proposals shall incorporate on-site control techniques to control quantities of suspended materials washed from the sites.*
- 6. Permanent or temporary sediment retention basins may be required to control quantities of suspended materials washed from the sites.*
- 7. Council shall encourage, develop, and adopt in consultation with all applicable government agencies comprehensive subwatershed planning in advance of new development or redevelopment.*
- 8. Development shall be permitted only on lands having soil and drainage conditions that are suitable for development and only with appropriate storm water management and sediment control.*
- 9. Artificial channelization of watercourses using concrete-lined channels that can impact the natural environment and fish habitat is discouraged.*

Planning Comment:

The proposed SABE has been studied with different servicing options to efficiently expand the existing infrastructure of Fergus that would benefit the long term population

growth of the municipality. Detailed design based on capacity and necessary upgrades are more appropriately planned through future Planning Act applications.

C.12 PARKLAND

It is the policy of the Township of Centre Wellington to develop a system of parkland and recreation facilities suitable to meet the varied needs of the community. The Township shall ensure that adequate parkland is secured and used for the benefit of the community and that the Township takes advantage opportunities to add to its park inventory.

As recommended by the Township's Parks and Recreation Strategic Master Plan, the Township will endeavor to provide approximately 3 hectares of parkland or open space for every 1,000 people in Centre Wellington.

C.12.1 Parkland Dedication

As a condition of the development, redevelopment or division of land, the Township of Centre Wellington shall require for parks purposes:

- 1. For residential development, the conveyance of up to 5% of the land area proposed for development;*
- 2. For commercial and industrial development, the conveyance of up to 2% of the land area proposed for development;*
- 3. For residential development, the Township may also pass by-laws pursuant to Section 42 of the Planning Act to require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed.*

Planning Comment:

Parkland is a vital aspect of good land use planning in new communities. Parkland dedication will be addressed through future Planning Act applications, as required under the Planning Act.

D.2 RESIDENTIAL

D.2.1 Overview

The single-detached home is currently the dominant housing type in the urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Municipal Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may

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eventually account for at least one quarter of all housing units in Fergus and Elora-Salem where full municipal services are available.

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

D.2.2 Objectives For Residential Development

- 1. To ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;*
- 2. To provide a variety of dwelling types to satisfy a broad range of residential requirements including affordable housing;*
- 3. To manage the rate of growth and the amount of residential development within the urban centres in order to maintain and enhance the small town character;*
- 4. To support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;*
- 5. To ensure that an adequate level of municipal services will be available to all residential areas;*
- 6. To minimize potential compatibility issues between residential and other land uses;*
- 7. To encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;*
- 8. To support the establishment of compatible neighbourhood amenities such as commercial and institutional uses in appropriate locations of the municipality;*
- 9. To encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;*
- 10. To monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.*

D.2.3 Permitted Uses

The predominant use of land in those areas designated RESIDENTIAL on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed,

but low rise and low-density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

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

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

[...]

D.2.13 Residential Staging Policies

The County Official Plan contains long-term population and housing growth forecasts for Centre Wellington and for its urban centres. These forecasts serve as a guideline in anticipating the future trends upon which this Plan is based.

However, there is a desire on the part of the Township to manage growth in a way that ensures that the small town quality and character of the community is retained, and so that community services and facilities are available and accessible to all residents.

Residential growth in the Urban Centres will be managed in such a way that the rate of growth remains consistent with the County Growth Strategy.

Growth management will be achieved through recommendations or decisions related to the registration of all or parts of plans of subdivision, the approval of new lots through severance, or the removal of holding provisions that would allow a building project to commence. Applications to remove holding zoning may be refused where the number of units in the proposed development may result in the level of new development in excess of that proposed by the Growth Strategy. Flexibility may be applied in certain circumstances, including:

- 1. To allow for logical staging decisions on individual development proposals;*
- 2. To allow for approved multiple unit development proposals such as apartments that cannot reasonably be phased.*
- 3. Where it is determined to be in the public interest to allow an exemption, such as to accommodate non-profit or public housing.*
- 4. To permit a development meeting a perceived need in the community such as seniors housing or affordable housing.*

Planning Comment:

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The proposed SABE proposes to designate the expansion lands as “Residential” with the ability to accommodate a mix of housing forms and densities as well as supportive uses such as parks, schools and local commercial uses. The proposed SABE creates an opportunity to accommodate population growth within a complete community while protecting the small town character of the existing urban area.

Residential staging and phasing for controlled growth will be implemented through future Planning Act applications.

D.8 CORE GREENLANDS

[...]

D.8.2 Permitted Uses

Upon lands designated Core Greenlands, no development or site alteration is permitted within Provincially Significant Wetlands, in provincially significant portions of the habitat of threatened or endangered species, or in the floodway. Uses shall be limited to conservation and resource management, open space and passive recreation. [...]

Planning Comment:

The existing natural heritage systems within the proposed expansion lands will be designated Core Greenlands. The lands are not proposed for development. Details related to buffering and enhancement shall be subject to review through future Planning Act applications.

7.0 Planning Analysis

The proposed SABE using the subject lands in coordination with lands municipally known as 6586 Beatty Line North to expand the urban boundary of Fergus with a total of ±269.53hectares (±666.02 acres) of land will provide Wellington County Community Area lands needed to accommodate growth as forecasted by the Ontario Ministry of Finance (“MFO”). Fergus is anticipated to grow in population from 19,100 to 36,300 as projected by the MFO. Based on this Fall 2024 population projection, Wellington County needs to expand settlement area boundaries to accommodate an additional 611 hectares of Community Area lands. This is 356 hectares more than identified in the Phase 2 LNA by Watson & Associates which recommended a total of 255 hectares of lands. Of the 611 hectares, 452 hectares of Community Area lands are required in Centre Wellington to accommodate population growth with consideration of the constraints around the Town of Erin’s ability to accommodate SABEs (Parcel, 2024). The subject lands present an

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opportunity to provide a long-term land resource with ± 226.03 hectares (± 558.53 acres) of lands to accommodate growth over the planning horizon to 2051 (PPS, 2024, Policy 2.1).

The proposed SABE will provide contiguous parcels of land suitable for Community Area lands that can accommodate a mix of housing options and densities to meet the needs of the market area. The proposed SABE can accommodate parks, trails, community facilities and employment opportunities with infrastructure that can be sustained over the long term. As detailed in the Parcel report, the Watson & Associates Phase 2 LNA identifies intensification rates, being 47 persons and jobs per hectare, which is of concern as that rate is not evidently supported to meet the market demand of Wellington County, including Fergus. Furthermore, accommodating 47 persons and jobs per hectare would not be in keeping with the Wellington County's vision as identified with the Official Plan to protect the small-town character of the local municipalities. Although increasing the housing options is necessary to support complete communities and aging-in-place principles, the assumption that the majority of growth will be through medium and high-density residential forms will have an impact of the existing character and infrastructure of the local municipalities. Furthermore, 47 persons and jobs per hectare is not a significant departure from 50 persons and jobs per hectare which is the minimum rate of fast growing municipalities, of which Wellington County is not (PPS, 2024, Policy 1.3.1).

Wellington County has identified the need for additional lands to accommodate growth, as indicated throughout the Planning review process. However, as raised throughout the LNA prepared by Parcel, there will be a shortfall of available lands for growth to 2051 should the former Growth Plan's Schedule 3 be the targeted growth rate. Furthermore, continuing with the former Growth Plan's growth forecasts, would be inconsistent with the PPS, 2024. The proposed SABE would provide ± 226.03 hectares of additional lands needed to accommodate housing with an appropriate range and mix of land uses, as identified on the Conceptual Structure Plan (Landwise, 2024). In addition, servicing of the SABE area is feasible from a stormwater, water, and wastewater perspective through new infrastructure and the expansion and integration with existing municipal infrastructure (DLW, 2024; Crozier, 2024).

The subject lands are comprised of prime agricultural lands however, as noted, all lands outside of the existing settlement areas throughout Wellington County are designated as such. Therefore, expansion onto prime agricultural lands is unavoidable. The subject lands, as analyzed within the Agricultural Impact Assessment, would conform to Minimum Distance Separation Requirements and would minimize the fragmentation of agricultural lands as larger, contiguous parcels for growth are optimal compared to a number of smaller parcels around the existing boundary (DBH, 2024). On full build out the subject

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lands are of a size and configuration as to provide suitable transitional elements and built forms as to ensure impacts on existing and future agricultural uses outside of the lands are suitably protected. The proposed SABE can be phased to respond to the market area and provide a logical progression of urban development (PPS, 2024, Policy 4.3.1).

The existing Greenlands System on the subject lands are located at the periphery of the subject lands and are made up of wetlands and woodlands. Appropriate measures including enhancements and setbacks can be implemented through future Planning Act applications to protect the ecological function including habitats of threatened species (Geoprocess, 2024).

Overall, the subject lands were included in the MMAH approval of Wellington County OPA No. 119, as modified on April 11, 2023 that was then repealed through Bill 150 on December 6, 2023. The inclusion of the subject lands in the original approval signified the Province's view of the need to accommodate the significant growth that is forecasted for Ontario, including Wellington County. The implementation of PPS, 2024 which requires that population growth is planned for based the MFO population forecasts with densities that are appropriate for the market area is a further indication that upper-tier municipalities are responsible for allocating an adequate amount of land over the planning horizon to accommodate community area and employment land needs.

However, Wellington County is continuing an Official Plan review that is based on the former Growth Plan, 2019's Schedule 3 which presents a significant departure of population forecasts from the current Fall 2024 MFO forecasts. Furthermore, the density projection of 47 persons and jobs per hectare is an inflated density that is not representative of the market area or character of the County. There is evidence to suggest that the County requires 611 hectares of Community Area lands through SABE's including 356 hectares in Centre Wellington (Parcel, 2024). The subject lands would provide +226.03 hectares of Community Area lands with sufficient existing and planned servicing capacity while protecting the Greenlands System and agricultural network surrounding the subject lands. The subject lands meet the intent of the SABE criteria as outlined within the Wellington County Urban Boundary Expansion Review Criteria, as outlined within **Appendix D** of this report.

8.0 Implementation

The proposed Settlement Area Boundary Expansion would be implemented by an Official Plan Amendment to amend the Wellington County Official Plan and the Centre Wellington Official Plan including the following map changes:

1. Amendments to the Wellington County Official Plan:

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- a. Schedule A: County Growth Structure to include the subject lands within the “Primary Urban Centre” as “Designated Greenfield Area”;
 - b. Schedule A1: County Growth Structure Centre Wellington to include the subject lands within the “Primary Urban Centre” as “Designated Greenfield Area”;
 - c. Schedule B1: Land Use Centre Wellington to redesignate the subject lands from “Prime Agricultural” within “The Rural System” and to include the subject lands within “The Urban System” and designated “Primary Urban Centre”. The existing “Core Greenlands” and “Greenlands” designations of “The Greenlands System” is proposed to be maintained.
2. Amendments to the Town of Centre Wellington Official Plan:
- a. Schedule A-1: Land Use Plan Fergus, Elora Salem to include the subject lands within the “Urban Boundary” as “Residential” and “Core Greenlands”

Refer to Appendix A: Draft County Official Plan Amendment and Appendix B: Draft Township Official Plan Amendment.

9.0 Conclusion

The County OPA is required to expand the Primary Urban Centre of Fergus within Wellington County and to redesignate “Prime Agricultural” lands to “Designated Greenfield Area” to accommodate the long-term projected growth of Wellington County. Further, the Township OPA is required to implement the County OPA to include the subject lands within the Urban Boundary and redesignate the lands “Residential” and “Core Greenlands”. The OPA’s are consistent with and conform to the applicable planning policy framework as follows:

- The proposed SABE is consistent with the PPS, 2024 in that they represent lands required to accommodate MFO Fall 2024 population forecasts. The subject lands can be serviced with existing and planned capacity with the logical expansion of infrastructure;
- The subject lands contain natural heritage systems at the periphery and can therefore be enhanced and protected through appropriate mitigative measures without adversely impacting their existing ecological function. No endangered species were observed on the subject lands;

- The subject lands are large contiguous parcels of prime agricultural lands however, as growth within Wellington County cannot avoid prime agricultural lands, the continuous expansion north of Fergus will limit the fragmentation of existing agricultural operations while conforming to Minimum Distance Separation requirements;
- The subject lands can provide Community Area lands with a mix of housing options and densities with supporting uses such as parks, community facilities, commercial lands with employment opportunities and servicing infrastructure without adversely impacting the existing community character of Fergus. Development of the SABE can be appropriately phased;
- The proposed SABE satisfies the Wellington County Urban Boundary Expansion Criteria;
- The proposed SABE represents good land use planning, providing Community Area lands with the size and capacity necessary to accommodate responsible growth over the long term planning horizon.

Respectfully Submitted,

LANDWISE



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**THE CORPORATION OF
THE COUNTY OF WELLINGTON**

By-Law No. XX

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

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amendment, does hereby enact as follows:

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

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025.

Warden

COUNTY CLERK

**AMENDMENT NUMBER XX
TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN**

INDEX

PART A – THE PREAMBLE

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

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the County of Wellington Official Plan.

Appendix A:

Draft County Official Plan Amending By-law

Planning Justification Report:

6704 Beatty Line North, 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15
Fergus, Township of Centre Wellington, Wellington County

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to designate the lands municipally known as 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 in the Township of Centre Wellington in the County of Wellington and further described legally as LEGAL DESCRIPTION (“the Site”), as illustrated on Schedule A, to *Designated greenfield* and *Primary Urban Centre* on Schedule A – County Growth Structure, to *Designated Greenfield Area* and *Primary Urban Centre* on Schedule A1 – Centre Wellington, and to *Primary Urban Centre* and *Core Greenlands* on Schedule B1 – Centre Wellington. The designation will facilitate the development of urban-type community uses including residential, commercial, institutional and park uses which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the County of Wellington. The development is its entirety is situated west of Beatty Line North with frontage on the north and south side of Sideroad 15. The Site is north of 6586 Beatty Line North, which is immediately adjacent to the existing Storybrook residential subdivision.

RATIONALE

The proposed amendment is consistent with the policies of the Provincial Planning Statement as it will expand the Fergus Settlement Area boundaries to include the Site, incoordination with the expansion to include 6586 Beatty Line North and permit urban-

type low and medium density residential uses with supporting commercial and institutional uses within a Designated Greenfield Area. The Provincial Planning Statement supports land use patterns within Settlement Areas that efficiently utilize land, infrastructure, and public service facilities. The inclusion of the Site within the Fergus Settlement Area will achieve an efficient and logical development pattern and contribute towards achieving a complete community in Fergus that will accommodate population growth over the long-term planning horizon. The Site can be serviced with coordinated water, sanitary, stormwater and transportation infrastructure. The on-site natural heritage features will be protected from negative impacts through appropriate mitigation. The proposed amendment is consistent with the policies of the Provincial Planning Statement.

PART B – THE AMENDMENT

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

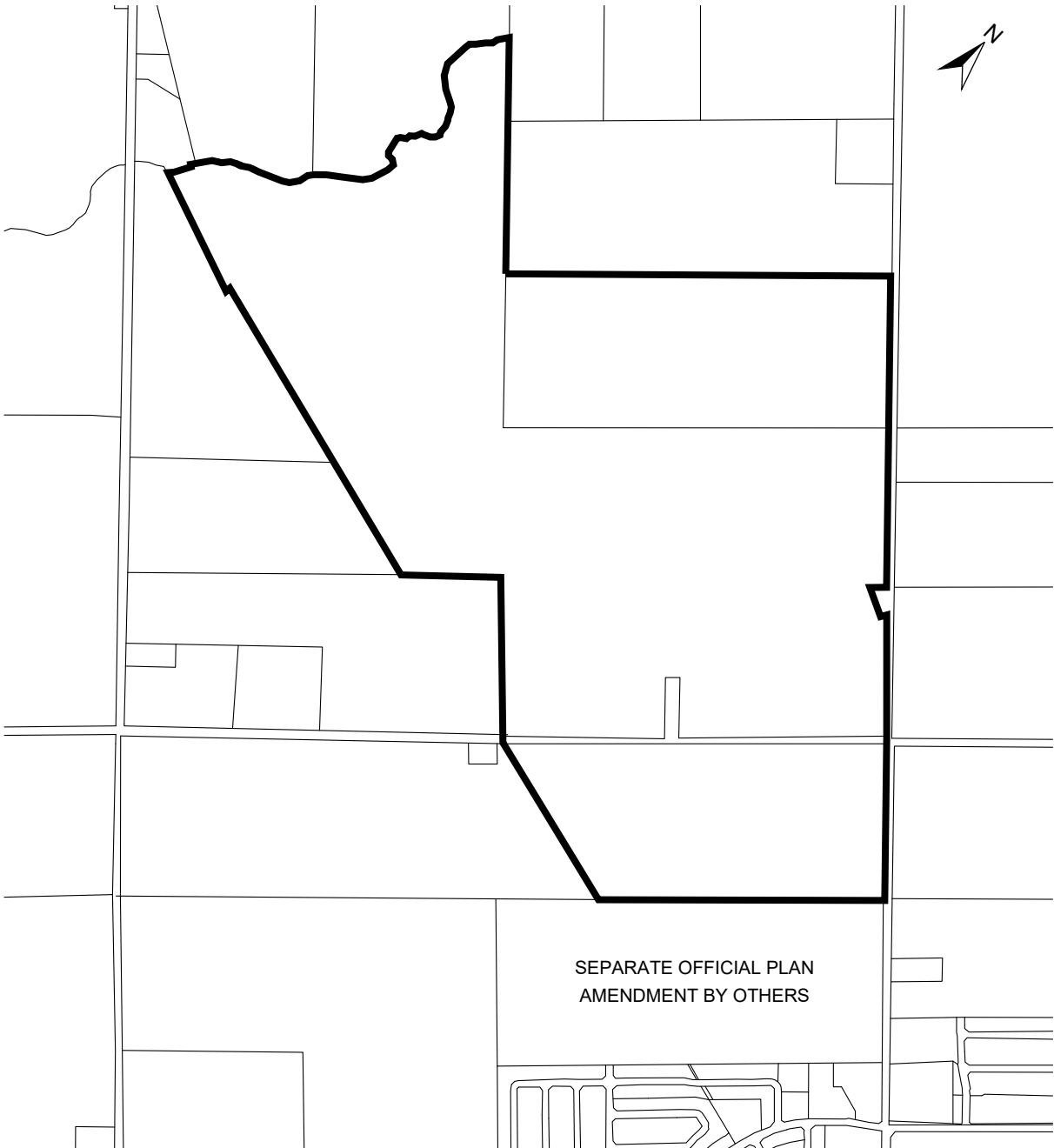
DETAILS OF THE AMENDMENT

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

1. THAT Schedule A of the County of Wellington Official Plan – County Growth Structure is amended by designating the area illustrated on Schedule ‘A1’ of this Amendment to *Designated Greenfield Area* and *Primary Urban Centre*.
2. THAT Schedule A1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule ‘A2’ of this Amendment to *Designated Greenfield Area* and *Primary Urban Centre*.
3. THAT Schedule B1 of the County of Wellington Official Plan – Centre Wellington is amended by designating the area illustrated on Schedule ‘A3’ of this Amendment to *Primary Urban Centre* and *Core Greenlands*.

COUNTY OF WELLINGTON

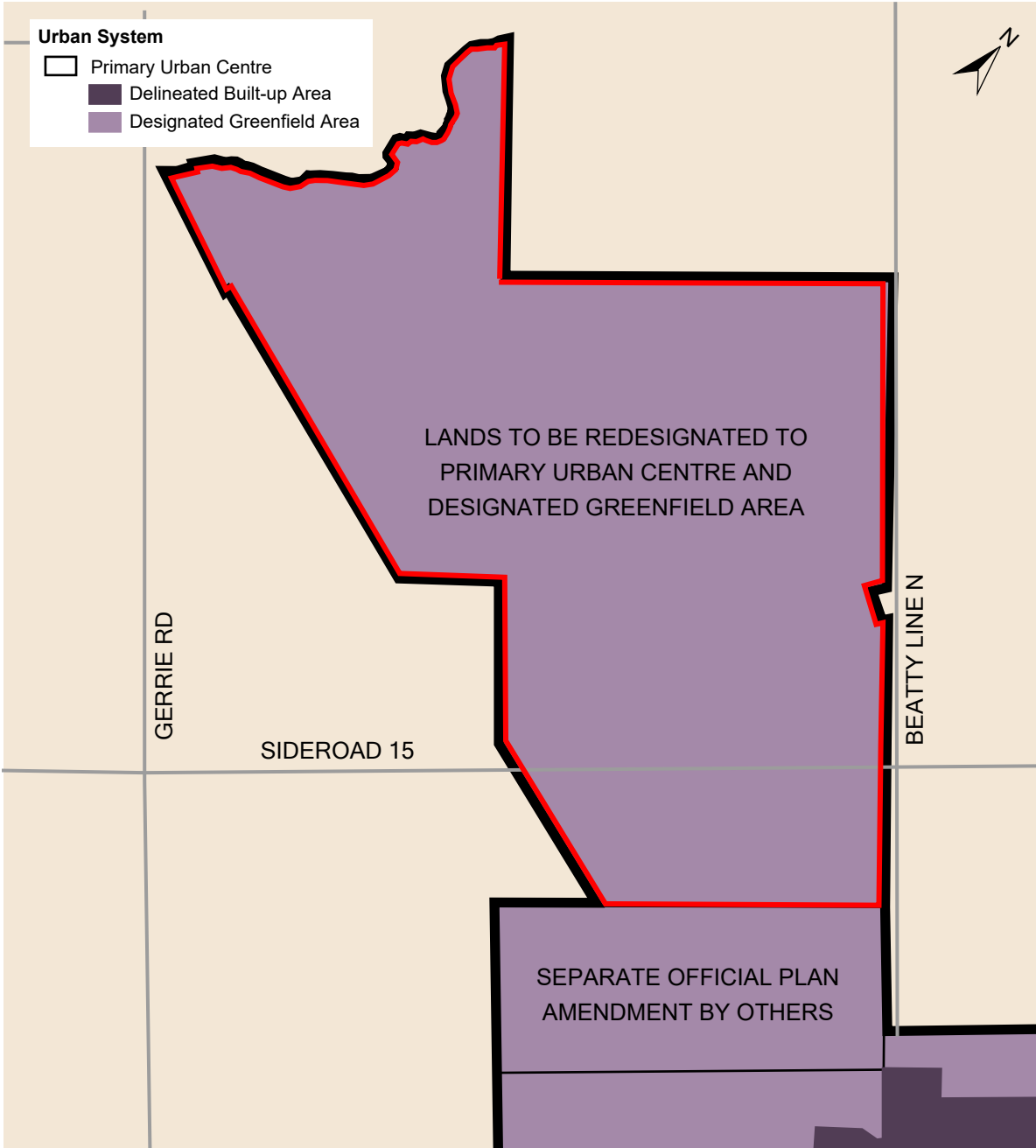
SCHEDULE "A"
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. XX



THIS SCHEDULE A OF AMENDMENT NO. ____ TO THE COUNTY OF
WELLINGTON OFFICIAL PLAN DATED THIS ____ DAY OF ____, 2025.

COUNTY OF WELLINGTON

SCHEDULE 'A1'
OF
COUNTY OFFICIAL PLAN AMENDMENT NO. XX



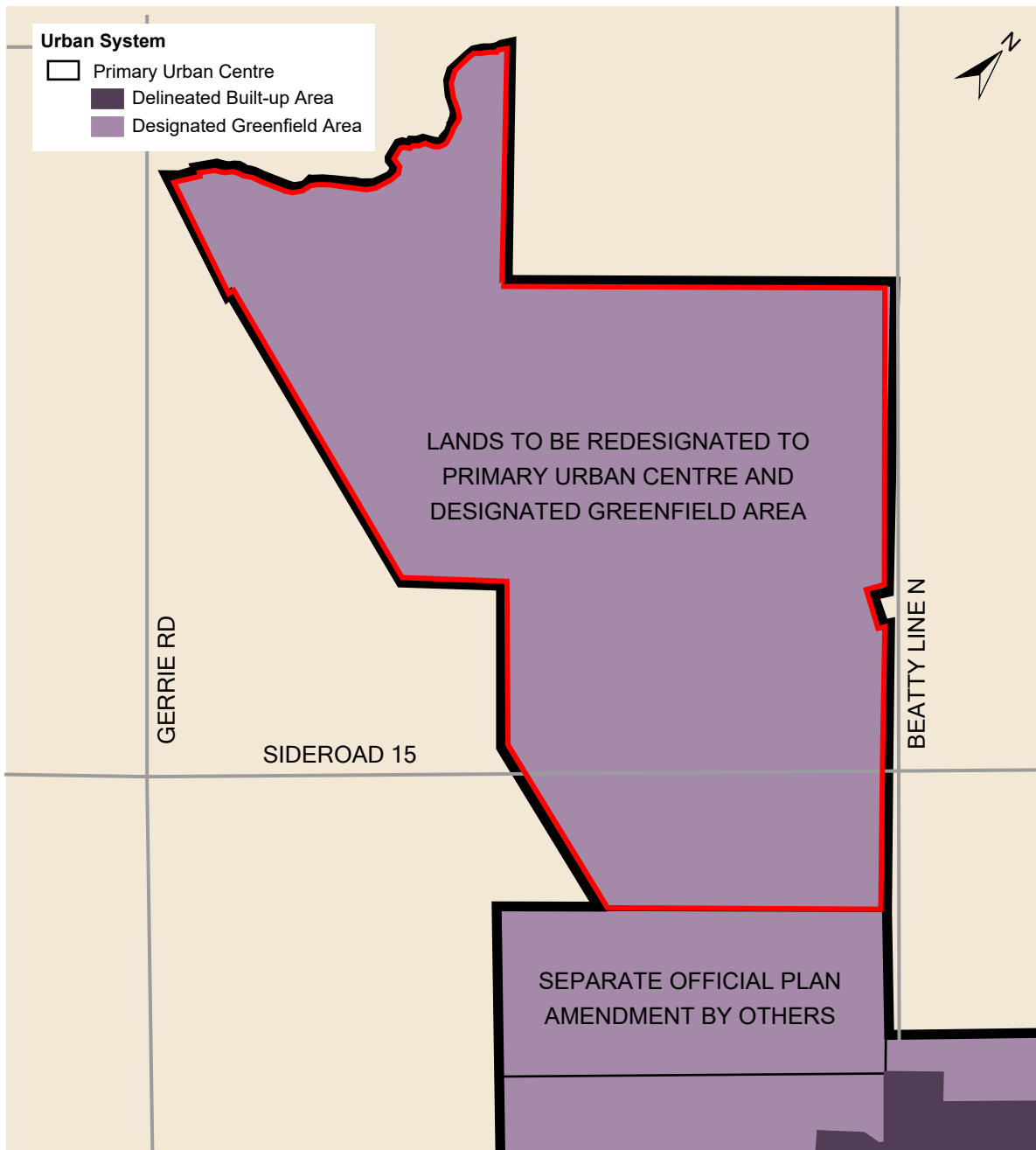
AMENDMENT TO SCHEDULE A (COUNTY GROWTH STRUCTURE)

COUNTY OF WELLINGTON

SCHEDULE 'A2'

OF

COUNTY OFFICIAL PLAN AMENDMENT NO. XX



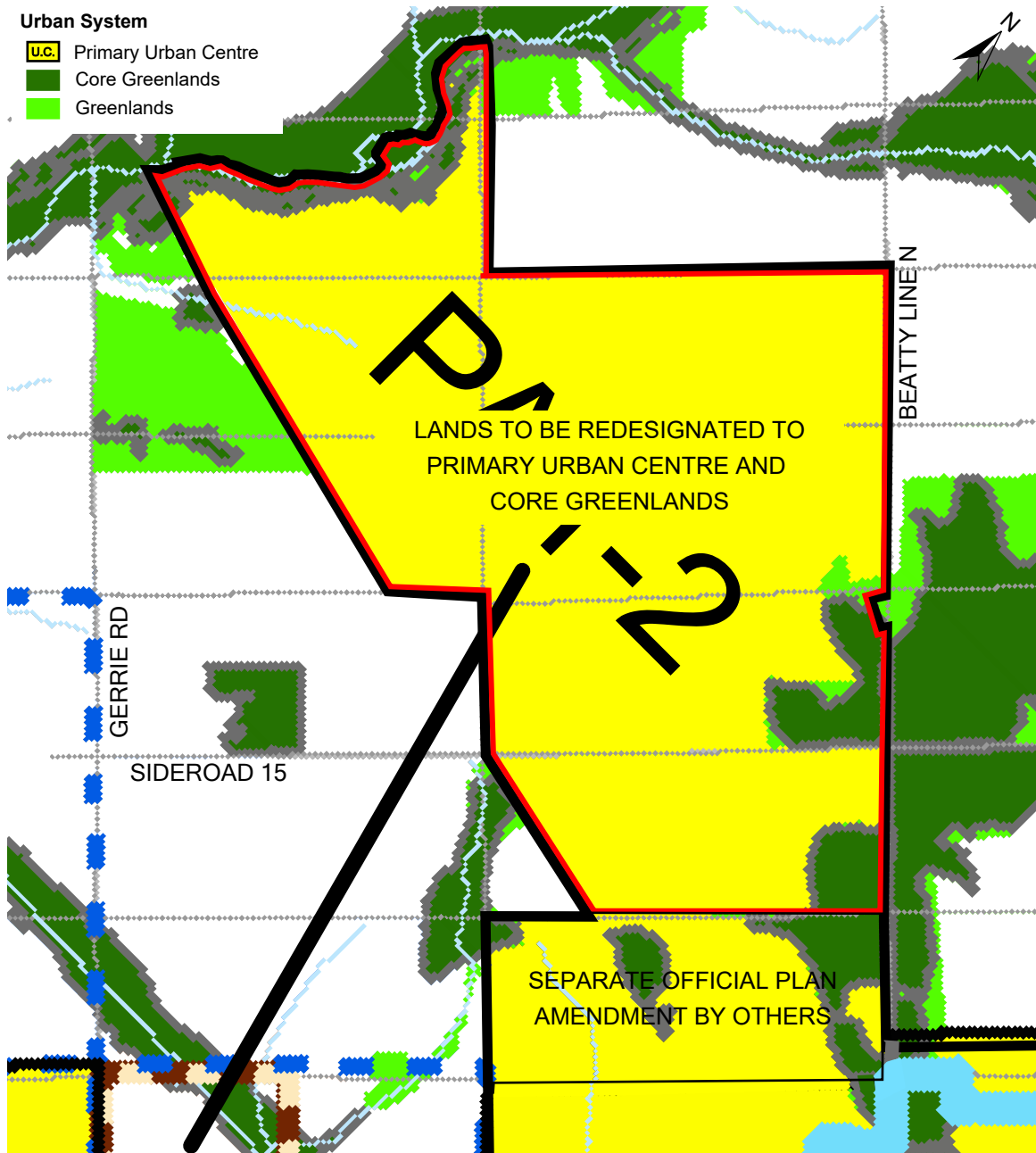
AMENDMENT TO SCHEDULE A1 (COUNTY GROWTH STRUCTURE -
CENTRE WELLINGTON)

COUNTY OF WELLINGTON

SCHEDULE 'A3'

OF

COUNTY OFFICIAL PLAN AMENDMENT NO. XX



AMENDMENT TO SCHEDULE B1 (LAND USE - CENTRE WELLINGTON)

Appendix B:

Draft Township Official Plan Amending By-law

**THE CORPORATION OF
THE TOWNSHIP OF
CENTRE WELLINGTON**

By-Law No. XX

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

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

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

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025.

MAYOR

COUNTY CLERK

AMENDMENT NUMBER XX
TO THE TOWNSHIP OF CENTRE WELLINGTON
OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

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

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Township of Centre Wellington Official Plan.

PART A – THE PREAMBLE

PURPOSE

The purpose of this amendment is to designate the lands municipally known as 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 in the Township of Centre Wellington in the County of Wellington and further described legally as LEGAL DESCRIPTION (“the Site”), as illustrated on Schedule A, to *Residential* and *Core Greenlands* within the *Urban Boundary* on Schedule A-1. The Site is currently outside of the planning area of the Township of Centre Wellington Official Plan. The designation will facilitate the development of urban-type communities including residential, commercial, institutional and parks which are buffered from the on-site natural heritage features.

LOCATION

The Site is located in the County of Wellington. The development is its entirety is situated west of Beatty Line North with frontage on the north and south side of Sideroad 15. The Site is north of 6586 Beatty Line North, which is immediately adjacent to the existing Storybrook residential subdivision.

RATIONALE

The proposed amendment is consistent with the policies of the Provincial Planning Statement as it will expand the Fergus Settlement Area boundaries to include the Site, incoordination with the expansion to include 6586 Beatty Line North and permit urban-type low and medium density residential uses with supporting commercial, institutional and park uses within a Designated Greenfield Area. The Provincial Planning Statement

supports land use patterns within Settlement Areas that efficiently utilize land, infrastructure, and public service facilities. The inclusion of the Site within the Fergus Settlement Area will achieve an efficient and logical development pattern and contribute towards achieving a complete community in Fergus that will accommodate population growth over the long-term planning horizon. The Site can be serviced with coordinated water, sanitary, stormwater and transportation infrastructure. The on-site natural heritage features will be protected from negative impacts through appropriate mitigation. The proposed amendment is consistent with the policies of the Provincial Planning Statement and conforms with the policies of the County of Wellington Official Plan, subject to the approval of a County Official Plan Amendment.

PART B – THE AMENDMENT

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

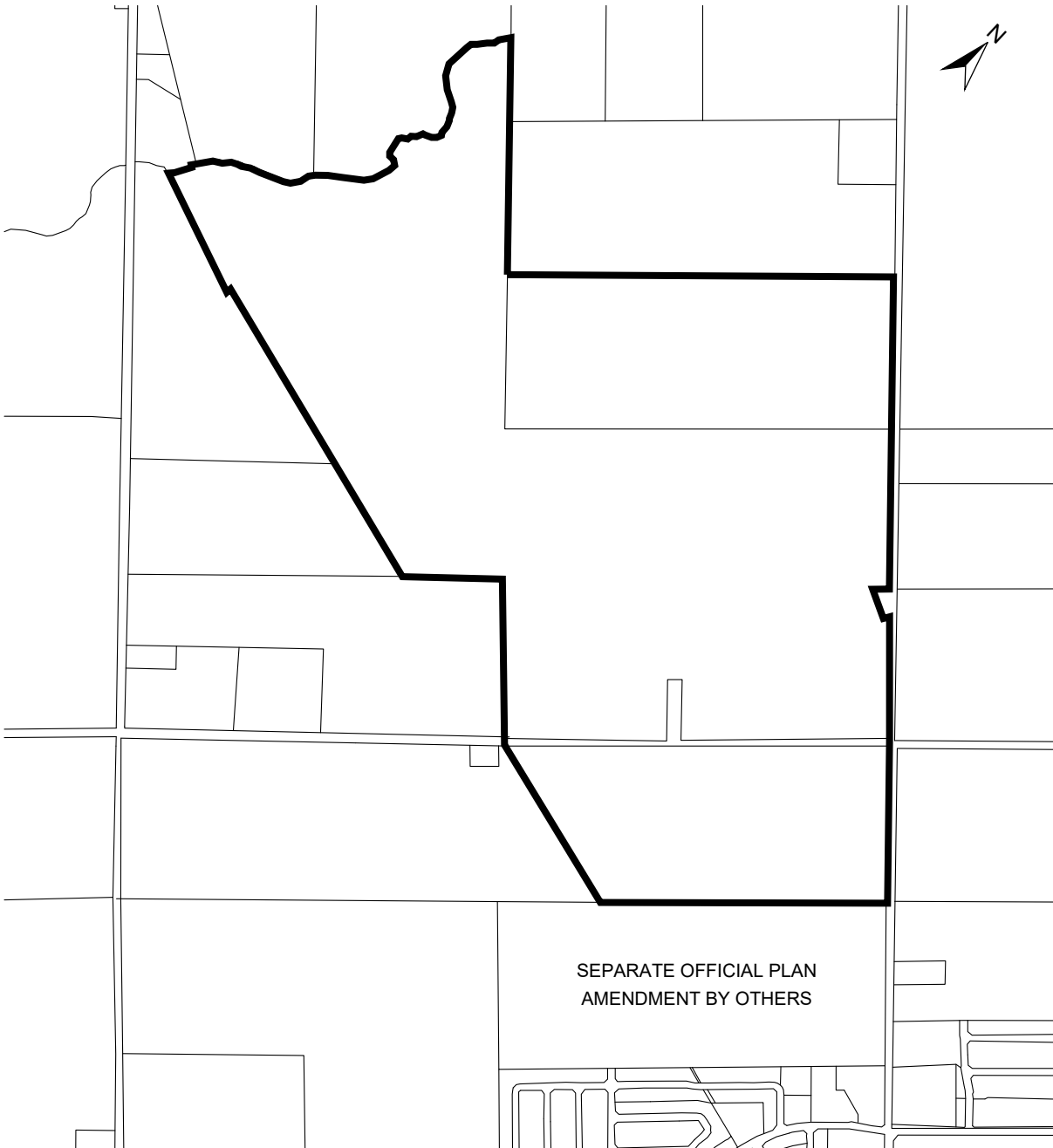
DETAILS OF THE AMENDMENT

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

1. THAT Schedule A-1 of the Township of Centre Wellington Official Plan – Land Use Plan Fergus, Elora-Salem is amended by designating the area illustrated on Schedule ‘A1’ of this Amendment to *Residential* and *Core Greenlands* within the *Urban Boundary*.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

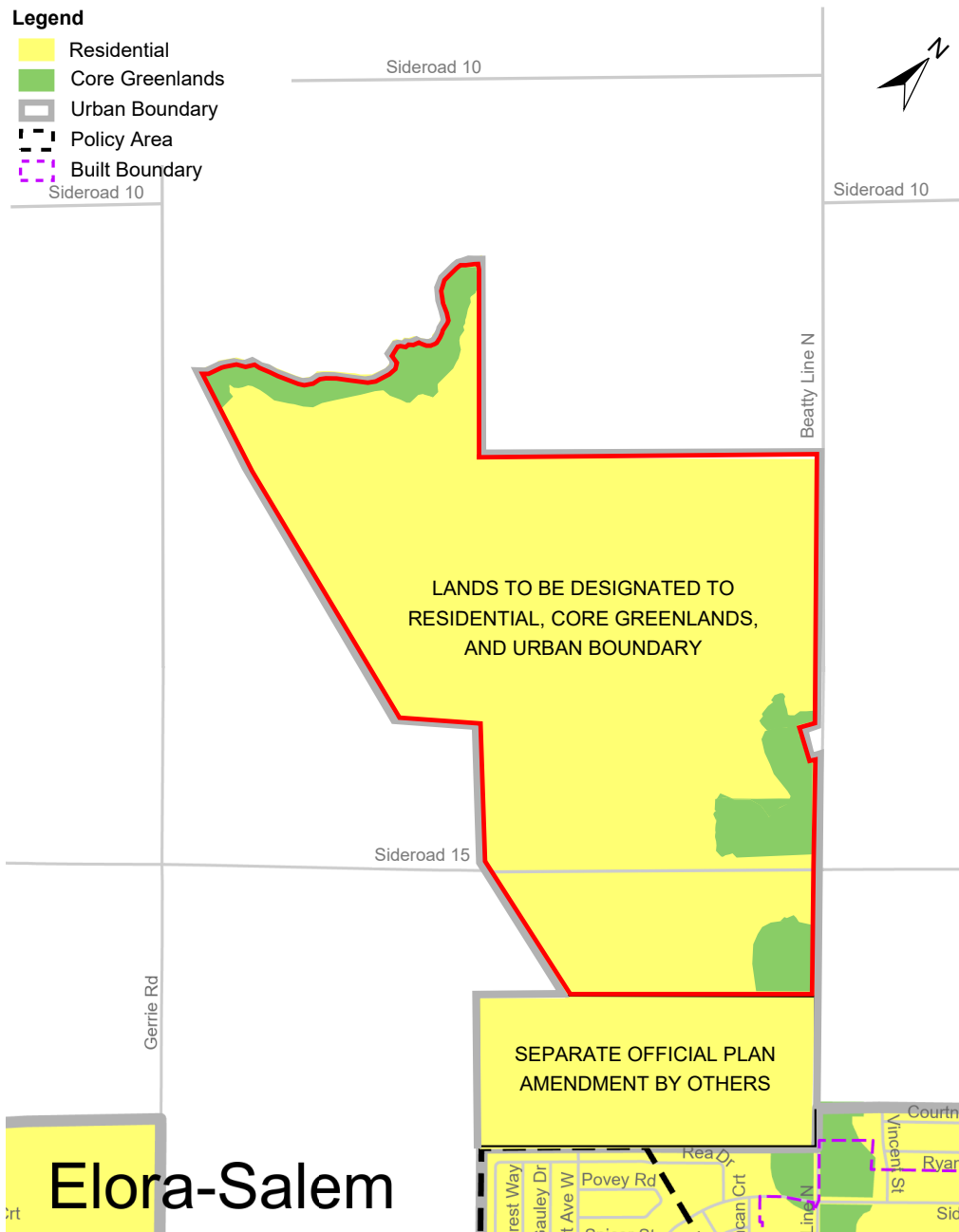
SCHEDULE "A"
OF
OFFICIAL PLAN AMENDMENT NO. XX



THIS SCHEDULE A OF AMENDMENT NO. ____ TO THE TOWNSHIP OF CENTRE
WELLINGTON OFFICIAL PLAN DATED THIS ____ DAY OF ____, 2025.

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

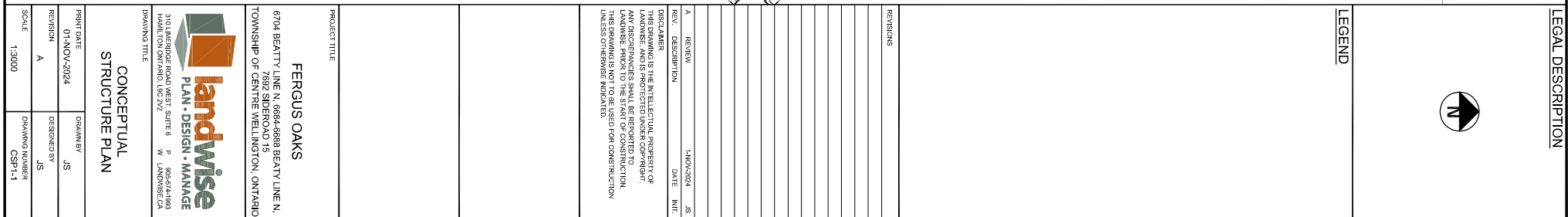
SCHEDULE 'A1'
OF
OFFICIAL PLAN AMENDMENT NO. XX



AMENDMENT TO SCHEDULE "A-1" (LAND USE PLAN FERGUS, ELORA-SALEM)

Appendix C:

Conceptual Structure Plan



Appendix D:

Public Consultation

Planning Justification Report:

6704 Beatty Line North, 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15
Fergus, Township of Centre Wellington, Wellington County

January 23, 2025

INFORMATION LETTER

Wellington County Official Plan Amendment by Tribute (Fergus Oaks) Limited

Dear Resident or Business Owner,

We wanted to let you know that Tribute (Fergus Oaks) Limited ("Tribute Communities") has retained Landwise to provide professional planning services for lands located at 6704 and 6684-6688 Beatty Line North, and 7692 Sideroad 15, in Fergus, Centre Wellington. An Official Plan Amendment will be submitted to Wellington County ("County") to include 6704 and 6684-6688 Beatty Line North, and 7692 Sideroad 15 and 7715 Sideroad 15 ("subject lands") in the Primary Urban Centre. The subject lands and 6586 Beatty Line North make up the overall proposed expansion lands. The intent of the proposal is to accommodate population growth within Wellington County with new housing, community uses (i.e. parks, trails, schools) and commercial uses. **Please refer to the map of the proposed settlement area expansion on the reverse of this page.**

6704 and 6684-6688 Beatty Line North, and 7692 Sideroad 15 have an approximate area of ± 190.43 hectares (± 470.56 acres) and are occupied by farm operations. Natural heritage features exist along the periphery of the lands including Irvine Creek along the northeast perimeter and wetlands at the southwest corner of 7692 Sideroad 15. 7715 Sideroad 15 has an approximate area of ± 35.05 hectares (± 86.61 acres). Overall, the subject lands have an approximate collective area of ± 225.5 hectares (± 557 acres).

An Official Plan Amendment to amend the Wellington County Official Plan will be required to facilitate the proposal to expand the Primary Urban Centre of Centre Wellington. It is Tribute Communities' intent to submit an Official Plan Amendment to Wellington County in early 2025. Once the application is received by Wellington County, the process will follow the statutory planning process as prescribed by the Ontario Planning Act. Property owners within 120 metres of the subject lands will be notified of a complete application and public meeting by the Wellington County, when appropriate.

Landwise would appreciate your comments and/or questions. Written comments, with your name and address included, can be mailed to our office at 310 Limeridge Road West, Suite 6, Hamilton, Ontario, L9C 2V2, or sent by email to Edward John (edward.john@landwise.ca).

Respectfully,

LANDWISE

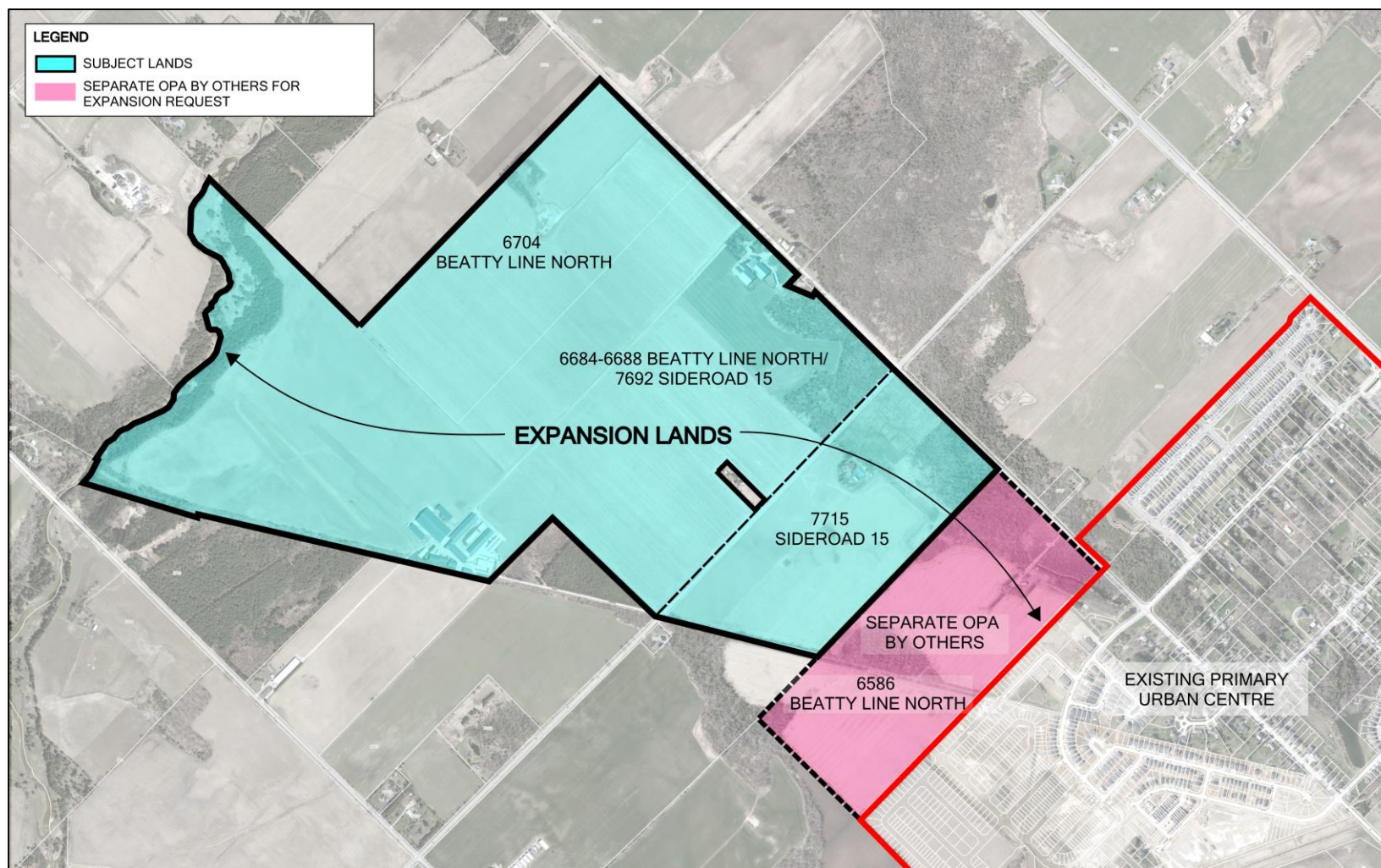


Edward John, BA, MA, MRTPI
Partner/Principal Planner



Katelyn Gillis
Senior Planner

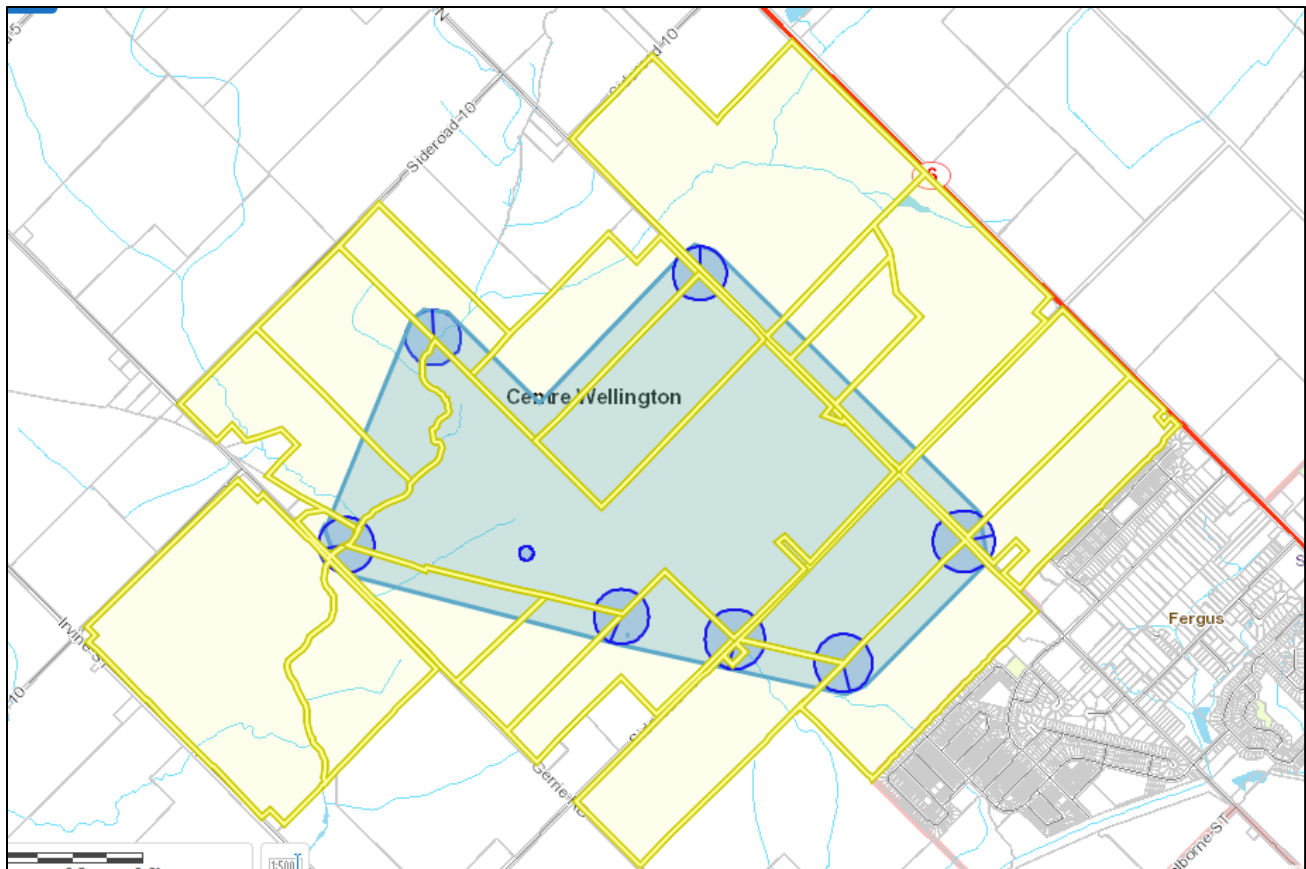
MAPPING OF PROPOSED SETTLEMENT AREA EXPANSION



Addresses within 120m of Subject Lands

Number	Street Name	Community	Township	Postal Code
6586	Beatty Line N	Fergus	Centre Wellington	N1M 2W3
6668	Beatty Line N	Fergus	Centre Wellington	N1M 2W3
6673	Beatty Line N	Fergus	Centre Wellington	N1M 2W3
6691	Beatty Line N	Fergus	Centre Wellington	N1M 2W3
6701	Beatty Line N	Fergus	Centre Wellington	N1M 2W3
6732	Beatty Line N	Fergus	Centre Wellington	N1M 2W3
6611	Gerrie Rd	Fergus	Centre Wellington	N0B 1S0
6663	Gerrie Rd	Fergus	Centre Wellington	N0B 1S0
6683	Gerrie Rd	Fergus	Centre Wellington	N0B 1S0
6718	Gerrie Rd	Fergus	Centre Wellington	N0B 1S0
6729	Gerrie Rd	Fergus	Centre Wellington	N0B 1S0
6743	Gerrie Rd	Fergus	Centre Wellington	N0B 1S0
6585	Highway 6	Fergus	Centre Wellington	N1M 2W3
6602	Highway 6	Fergus	Centre Wellington	N1M 2W3
6707	Irvine St	Elora	Centre Wellington	N0B 1S0
7639	Sideroad 10	Fergus	Centre Wellington	N0B 1S0
7691	Sideroad 10	Fergus	Centre Wellington	N0B 1S0
7677	Sideroad 15	Fergus	Centre Wellington	N0B 1S0
7710	Sideroad 15	Fergus	Centre Wellington	N1M 2W3
7784	Sideroad 15	Alma	Centre Wellington	N0B 1A0

Mapping of Properties within 120m of Subject Lands



Appendix E:

Wellington County Urban Boundary Expansion Review Framework

Appendix 1: Criteria Checklist Charts

1. Agricultural Resources			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Protect prime agricultural area	<ul style="list-style-type: none"> Prime agricultural areas should be avoided where possible. Where prime agricultural areas cannot be avoided, does the proposed expansion area contain lower priority agricultural lands? 	<ul style="list-style-type: none"> Based on evaluation of reasonable alternatives that avoid, minimize and mitigate the impact on prime agricultural areas. Where prime agricultural areas cannot be avoided, lower priority agricultural lands are to be used. Confirmed in Bill 162 	<ul style="list-style-type: none"> All lands considered for expansion - outside of urban boundary - are designated "prime" - as such focus is on those lands that would have the least impact. Minimum Distance Separation is not an issue for these lands as no livestock surrounding Agricultural impact assessment /soil classification would support future application.
Minimize fragmentation of prime agricultural lands	<ul style="list-style-type: none"> Is fragmentation of prime agricultural lands avoided/ minimized; and are contiguous agricultural lands retained? 	<ul style="list-style-type: none"> Assessment of available mapping and data 	<ul style="list-style-type: none"> Less intrusive - larger land holding allows for comprehensive approach and ability to minimize impact on adjacent agricultural uses. Utilizes entire parcel and doesn't isolate or limit existing agricultural areas. Smaller more fragmented parcels have the potential to exert greater impact and limitations on existing agricultural uses/processes.
Compliance with minimum distance separation formulae	<ul style="list-style-type: none"> Are there existing livestock operations in proximity to the candidate area? Does the proposed expansion area comply with the minimum distance separation formulae? 	<ul style="list-style-type: none"> Assessment of the distance between the candidate expansion area and existing agricultural operations Based on the Minimum Distance Separation (MDS) formula with reference to OMAFRA's guideline 	<ul style="list-style-type: none"> MDS mapping Livestock facilities and/or operations and MDS currently appears to not be an issue for these lands.

1. Agricultural Resources			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Minimize impact on the agri-food network including agricultural operations	<ul style="list-style-type: none"> Does the candidate expansion area avoid/ minimize/ mitigate any adverse impacts on the agri-food network, including agricultural operations? Would the proposed expansion negatively impact local food production, processing and distribution by increasing the length of trips (and greenhouse gas emissions) between farms, processing facilities, and grocery stores? 	<ul style="list-style-type: none"> Assessment of impact on agricultural operations and farm markets within and in proximity to the candidate expansion area Qualitative assessment of location of existing agricultural assets 	<ul style="list-style-type: none"> As detailed given the location and ability to consolidate required growth and density on the subject lands it is considered that should these lands be selected minimal impact on the agri-food network, including agricultural operations would be encountered.

2. Natural Heritage and Water			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Enhance/support water resource system	<ul style="list-style-type: none"> Would the proposed expansion area (including any extension of water and wastewater services) avoid/ minimize/ mitigate any potential impacts on watershed conditions and the water resource system, including quality and quantity of water? What is the potential for impacts on key hydrologic areas? Are key hydrologic areas protected? 	<ul style="list-style-type: none"> Assessment of available indicators of hydrologic function Assessment of impacts to key hydrological areas 	<ul style="list-style-type: none"> These lands are well positioned to support water resource system. Stormwater will be managed in ponds on site and will not have impacts on natural heritage systems on the edges of the property. Servicing Feasibility Report speaks to ability to pull water from Proposed well at Area 7 which would be well within capacity and is located on the proposed expansion lands. Expansion of trunk sewer and future expansion of treatment facilities will address wastewater services. Drainage boundaries after development will comply with GRCA mapping.

2. Natural Heritage and Water			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Avoid Provincial Natural Heritage System	<ul style="list-style-type: none"> Does the proposed expansion area avoid the Provincial Natural Heritage System for the Growth Plan? 	<ul style="list-style-type: none"> Assessment of Natural Heritage System for the Growth Plan mapping 	<ul style="list-style-type: none"> Preliminary assessment indicates no significant natural heritage features. Additional study will support any future application and explore appropriate linkages and protection for identified features.
Avoid and protect natural features and areas for the long term	<ul style="list-style-type: none"> Does the proposed expansion area avoid and protect the Official Plan Greenlands System and the County-identified Natural Heritage System and/or maintain, restore or improve the functions of the area? 	<ul style="list-style-type: none"> Assessment of the designated Core Greenlands and Greenlands features and the County Natural Heritage System 	<ul style="list-style-type: none"> Natural heritage is at perimeter of lands. No fragmentation. Site presents logical and appropriate stewardship of lands from a Natural Heritage system perspective.
Climate change mitigation and adaptation	<ul style="list-style-type: none"> Does the proposed expansion area support nature-based solutions to climate change mitigation and adaptation (e.g. prevent flooding, provide shade to mitigate impacts of heat, and sequester carbon)? 	<ul style="list-style-type: none"> Available subwatershed studies Input from Municipal staff on potential stormwater management constraints and opportunities and ability to implement best management practices 	<ul style="list-style-type: none"> The subject lands allows for efficient and comprehensive planning to manage impacts. Design elements being explored to enhance the natural heritage of the area include but are not limited to the following: planting of more trees to grow the canopy, retaining and enhancing access to existing natural heritage, creation of bio swales, use of low impact storm water management, creation of active transportation linkages to lower vehicle reliance, and use of infiltration gallery design.

3. Source Water			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Source Water Protection - quality and quantity of municipal sources of drinking water	<ul style="list-style-type: none"> Would the candidate expansion area create concerns or conflicts with the source protection plan? 	<ul style="list-style-type: none"> Source protection plan and policies Input from Source Water Protection staff 	<ul style="list-style-type: none"> Majority of Fergus is covered by wellhead protection. Proposed well at Area 7 is located within the proposed expansion lands and is designated as existing Wellhead Protection Level C. Wellhead protection impacts resulting from Area 7 well cannot be determined until construction is completed, Impacts of Area 7 would not restrict residential use

4. Aggregate Resources			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Protect mineral aggregate resources	<ul style="list-style-type: none"> Does the candidate expansion area contain any deposits of mineral aggregate resources or are there any within 300 m? Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations? 	<ul style="list-style-type: none"> Assessment of aggregate resource areas (Mineral Aggregate Resource Overlay, Schedule D of County Official Plan) Assessment of active mineral aggregate operations 	<ul style="list-style-type: none"> N/A

5. Cultural Heritage and Archaeology			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Support/protect cultural heritage resources	<ul style="list-style-type: none"> Would the proposed expansion area affect any significant built heritage resources or significant cultural heritage landscapes? 	<ul style="list-style-type: none"> Assessment of impacts to significant built heritage resources or significant cultural heritage landscapes Input from Municipal staff with reference to available inventory and mapping of significant built 	<ul style="list-style-type: none"> Built heritage resources would not be affected as there are no built heritage resources on the subject lands.

5. Cultural Heritage and Archaeology			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
		heritage resources and significant cultural heritage landscapes and assessment of potential impact on such areas	
Support/protect archaeological resources	<ul style="list-style-type: none"> What is the archaeological potential of the candidate expansion area? 	<ul style="list-style-type: none"> Screening for archaeological resources through use of Provincial criteria for evaluating archaeological potential 	<ul style="list-style-type: none"> Watercourse identified on lands. Lands been disturbed through farming additional study would be conducted through future application.

6. Complete and Healthy Communities			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Diverse range and mix of housing options	<ul style="list-style-type: none"> Can the expansion area provide for an appropriate density and mix of housing? 	<ul style="list-style-type: none"> Assessment of the ability to support the greatest opportunity for an appropriate density and mix of housing 	<ul style="list-style-type: none"> Size of lands presents unique opportunity to deliver a successful built community that fosters a variety of landuses and densities commensurate to the established character of the existing community. Parcel size and location would allow for efficiency in design, layout and sustainable servicing. Limited constraints allow for greatest amount of flexibility in design and layout. Able to provide a mix of units that are well transitioned and appropriately scaled given size of proposed lands.
Mixed use and compact	<ul style="list-style-type: none"> Can the expansion area function as a standalone complete community or provide for the completion of an existing 	<ul style="list-style-type: none"> Assessment of the ability to design the candidate expansion area as a complete community based on relative size and 	<ul style="list-style-type: none"> The size of the proposed expansion lands allows for comprehensive land use planning to occur in order to deliver

6. Complete and Healthy Communities			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
	community including an appropriate mix of housing, jobs, stores, transportation options, and public service facilities for all ages and abilities?	location	community needs such as open space and parkland, municipal services facilities, primary and secondary schools, adequate and effective transportation systems, and commercial and retail uses. <ul style="list-style-type: none"> Natural extension of existing community growth. In proximity to transportation corridor with future connections not required to fragment natural features. Opportunity for recreational links and establish connection to proposed trail plans and use of existing naturalized areas. Provision of neighborhood and community sized parks in an integrated approach to foster growth and inclusion.
Improve transportation linkages and increase travel choices	<ul style="list-style-type: none"> Would the proposed expansion area be served by and integrated with an existing or planned transportation network (e.g. roads, rail, bike lanes, multi-use trails and future transit) to increase travel choices? 	<ul style="list-style-type: none"> Review of existing and planned transportation network Proximity to existing or planned pedestrian/trail or cycling network 	
Convenient access to necessities for daily living	<ul style="list-style-type: none"> Would the proposed expansion area provide residents easy access to food, shelter, education, health care, arts and recreation? 	<ul style="list-style-type: none"> Assessment of proximity of candidate expansion area to existing urban boundary and any development constraints which may impact/limit connectivity opportunities 	
Provide integrated open space and parks	<ul style="list-style-type: none"> Would the proposed expansion area be integrated with existing, or planned open spaces, parks, trails, and other recreational facilities? 	<ul style="list-style-type: none"> Assessment of proximity to existing parks, public facilities, amenities, etc. 	
Prioritizing tree canopy protection/enhancement	<ul style="list-style-type: none"> Does the candidate expansion area support the maintenance and enhancement of the existing tree canopy? 	<ul style="list-style-type: none"> Assessment of existing tree canopy and potential for maintenance and enhancement should a boundary expansion occur Based on input from Municipal staff with reference to available mapping 	

6. Complete and Healthy Communities			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
			heritage and tree canopies, consistently incorporating them into their developments.
Support public health, active living, and personal safety	<ul style="list-style-type: none"> • Would the proposed expansion area contribute to a pattern of development that supports healthy and active living and mitigates public health risks? • Would the proposed expansion area direct development away from hazardous lands? 	<ul style="list-style-type: none"> • Proximity to existing or planned pedestrian/trail or cycling network • Assessment of identified hazardous lands, including but not limited to, areas subject to flood hazards and erosion hazards and hazardous sites that could be unsafe for development 	<ul style="list-style-type: none"> • Further details are to be covered under future applications, however the proposed expansion lands are well served to connect and establish active transportation with no impact on hazardous or protected natural heritage areas. • Development on the proposed expansion lands will connect Irvine Creek to existing natural heritage features with new trails permeating the development and increased connectivity to and from it. The proposed development will also utilize buffers in order to enhance natural heritage (subject to future studies).

7. Water, Wastewater, Roads and Financing			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Optimize use of existing or planned infrastructure and public service facilities	<ul style="list-style-type: none"> Is there sufficient capacity in existing or planned municipal infrastructure (including road, water and wastewater) and public service facilities to accommodate the expansion area? 	<ul style="list-style-type: none"> High level assessment of new infrastructure requirements based on input from Municipal staff and/or consultants Assessment of capacity in existing and planned water/wastewater systems (where available/applicable) based on input from Municipal staff and/or consultants 	<ul style="list-style-type: none"> Potential Well 7 has the capacity to accommodate development and is located within the proposed expansion area. Cost effective expansion to leverage existing investments for growth Decision making for well expansion is with Centre Wellington (Wells 3, 5, 7) Options for wastewater - existing wastewater scheme is valid for proposed development. Expansion is required but can be accommodated. Water: <ul style="list-style-type: none"> Existing wells F2R and F5R will be re-added to water supply in 2025/2026 An additional three (3) wells will be added into water supply system by 2041. The combination of these wells will provide sufficient supply for the expansion lands. Existing trunk watermain is located within Beatty Line, at doorstep of expansion lands. Wastewater: <ul style="list-style-type: none"> Existing WWTP has remaining capacity, but not enough for proposed expansions area. An upgrade would be required. The existing wastewater scheme (treatment type) is suitable for expansion area. Existing trunk capacity is insufficient to suit the proposed expansion area. An upgrade would be required. Roads: <ul style="list-style-type: none"> Existing road network will require upgrades to accommodate population growth but can be integrated into existing system.

7. Water, Wastewater, Roads and Financing			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
	<ul style="list-style-type: none"> Is there opportunity to effectively expand on existing and planned infrastructure established through approved master plans and related studies? 	<ul style="list-style-type: none"> Based on input from Municipal staff and with reference to Water/ Wastewater Master Plan Best supports a sustainable, long term infrastructure planning strategy 	<ul style="list-style-type: none"> Water: <ul style="list-style-type: none"> Additional wells transmission mains are required to accommodate population growth (2019 Water Supply Master Plan) Decision making for well expansion is with Centre Wellington (Proposed Wells 3, 5, 7) Of the Proposed Wells, Area 7 is closest to existing infrastructure, therefore making it the most cost effective option. Area 7 is always within recommended expansion lands. Connecting Area 7 to existing water main system would require a new transmission main extending to both Fergus & Elora. Transmission main would be located within recommended expansion lands. There are viable options to meet the needs for this development Wastewater: <ul style="list-style-type: none"> WWTP expansion is required but can be accommodated within existing WWTP property. Trunk sewer upgrade is required. Planning for WWTP expansion & trunk sewer upgrades could be approved under new EA rules. Water Storage: <ul style="list-style-type: none"> Water storage could be accommodated on the proposed lands if deemed necessary. It is estimated that a 6.2 ML reservoir would be required for strictly the Fergus Oaks lands and adjacent areas. There are viable servicing options to meet the needs for this development Roads: <ul style="list-style-type: none"> Typical roadway expansions and intersection improvements are required to accommodate population growth.

7. Water, Wastewater, Roads and Financing			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Cost effective/ financially viable infrastructure	<ul style="list-style-type: none"> Would the water/ wastewater/ transportation infrastructure needed be financially viable over the full life cycle of the assets? 	<ul style="list-style-type: none"> Relative assessment of new infrastructure costs based on input from Municipal staff and/or consultants 	<ul style="list-style-type: none"> Yes, the required upgrades are typical for Municipal boundary expansion. The upgrades of services would be required regardless of where the settlement boundary is expanded. <ul style="list-style-type: none"> The recommended expansion lands are owned by a limited number of landowners, making it easier to create a consolidated servicing strategy and to limit capital costs & operation costs.
	<ul style="list-style-type: none"> Are the public service facilities needed financially viable over the full life cycle of the assets? 	<ul style="list-style-type: none"> Assessment of infrastructure and public service facility requirements Based on input from Municipal staff 	<ul style="list-style-type: none"> Yes, the required upgrades are typical for Municipal boundary expansion. The upgrades of services would be required regardless of where the settlement boundary is expanded. The recommended expansion lands are owned by a limited number of landowners, making it easier to create a consolidated servicing strategy and to limit capital costs & operation costs.
	<ul style="list-style-type: none"> Does the proposed expansion area have an unreasonable or unanticipated financial impact on the municipality 	<ul style="list-style-type: none"> High level assessment of potential financial impacts for proposed expansion areas Based on input from Municipal staff and if necessary, a Financial Impact Assessment 	<ul style="list-style-type: none"> Not anticipated. The required upgrades are typical for Municipal boundary expansion. The upgrades of services would be required regardless of where the settlement boundary is expanded.

8. Growth Management			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
Wise use and management of lands	<ul style="list-style-type: none"> Does the candidate expansion area represent logical and orderly progression of urban development? Is the proposed expansion area contiguous with an existing urban area boundary? Would the timing of the proposed expansion adversely affect achievement of minimum density and intensification targets? 	<ul style="list-style-type: none"> Assessment of proximity of the candidate expansion area to existing settlement area and any development constraints which may impact/limit connectivity Proximity to existing urban area boundary in the County Official Plan Based on input from Municipal staff and/or consultants and with reference to available Water/Wastewater Master Plan Best supports a sustainable, long term infrastructure planning strategy 	<ul style="list-style-type: none"> Lands are a logical extension of servicing from existing township lands. Immediately adjacent to urban area boundary. Natural extension of existing and planned growth Subject lands given their size and limited number of landowners would ensure timely delivery of growth and development as to meet minimum density and intensification targets. The lands provide ideal opportunity to address additional and increased projection numbers as identified in the attached report by Parcel.
Sustainable and active transportation system	<ul style="list-style-type: none"> Would the proposed expansion support other sustainable and active modes of travel, such as walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs? Would it support minimized vehicle kilometres travelled and help reduce growth of greenhouse gas emissions? 	<ul style="list-style-type: none"> Proximity to existing or planned pedestrian/trail or cycling network. Review of existing and planned street network (where available/applicable) Assessment of potential street connectivity and block size 	<ul style="list-style-type: none"> The size of the parcel clearly provides an ideal candidate for the creation of connected and sustainable transportation networks. Having a single contiguous parcel allows for comprehensive transportation planning that allows for residents to access their homes, schools, and businesses by car, but also by foot through active transportation networks in and around parks and existing natural heritage features. Details to be confirmed at later application stage, however clearly represents an ideal

8. Growth Management			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
			candidate to create active transportation that integrates with existing system
Protect or enhance employment areas, highway corridors and rail corridors	<ul style="list-style-type: none"> Is there potential for the candidate area to erode or enhance protection of existing employment areas, road and rail corridors? 	<ul style="list-style-type: none"> Proximity to existing or planned employment areas, road and rail corridors 	<ul style="list-style-type: none"> The lands are not located in proximity to the Employment Area lands within Centre Wellington. These lands are proposed for Community Area lands (i.e. residential, institutional, parks, etc) and not as Employment Area lands.
	<ul style="list-style-type: none"> Would the proposed expansion area protect or enhance employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations? Would the proposed expansion area help to provide sufficient land, in appropriate locations, to accommodate the County's employment growth? 	<ul style="list-style-type: none"> Assessment of how well the area/parcel can access a Provincial highway and whether it is in an area with the highest demand for employment area growth Assessment of location relative to existing employment areas Assessment of whether the candidate expansion area would have good road frontage and opportunity to subdivide 	<ul style="list-style-type: none"> Tribute retained Parcel Economics to prepare an update to the County's Land Needs Assessment. The Parcel report identified that the population forecasts contained in the County's LNA were prepared before recent changes to Federal immigration policy, which has resulted unprecedented population growth nation-wide. Using recent population forecasts prepared by the Ontario Ministry of Finance, the Parcel Economics Report demonstrated that Centre Wellington will require a Community Area expansion of 377 hectares to accommodate growth to 2051. This exceeds the 204-hectare expansion identified in the County's LNA. The Parcel Economics Report

8. Growth Management			
Objectives	Evaluation Criteria	Evaluation Measures/Data Sources	Status/Notes
			clearly demonstrates that additional Community Area lands will be required to accommodate population growth.
Consider local development conditions	<ul style="list-style-type: none"> Are there any known cross-jurisdictional issues that may impact the viability of the land to be developed?(e.g. adjacent land use conflicts, transportation network, etc.) Are there constraints on the site area that would negatively impact the feasibility of the development of the site? (e.g. contaminated lands, existing uses, topography, etc.) 	<ul style="list-style-type: none"> Assessment of adjacent lands and transportation networks Based on input from County and Municipal staff 	<ul style="list-style-type: none"> No apparent conflicts. Demonstrated through MDS, servicing report. Other details to be confirmed at later application stages.