

APPENDIX B

Technical Advisory Committee Meeting 1

May 26, 2021

Agenda and Summary

AGENDA

Technical Advisory Committee

South Fergus Master Environmental Servicing Plan and Secondary Plan

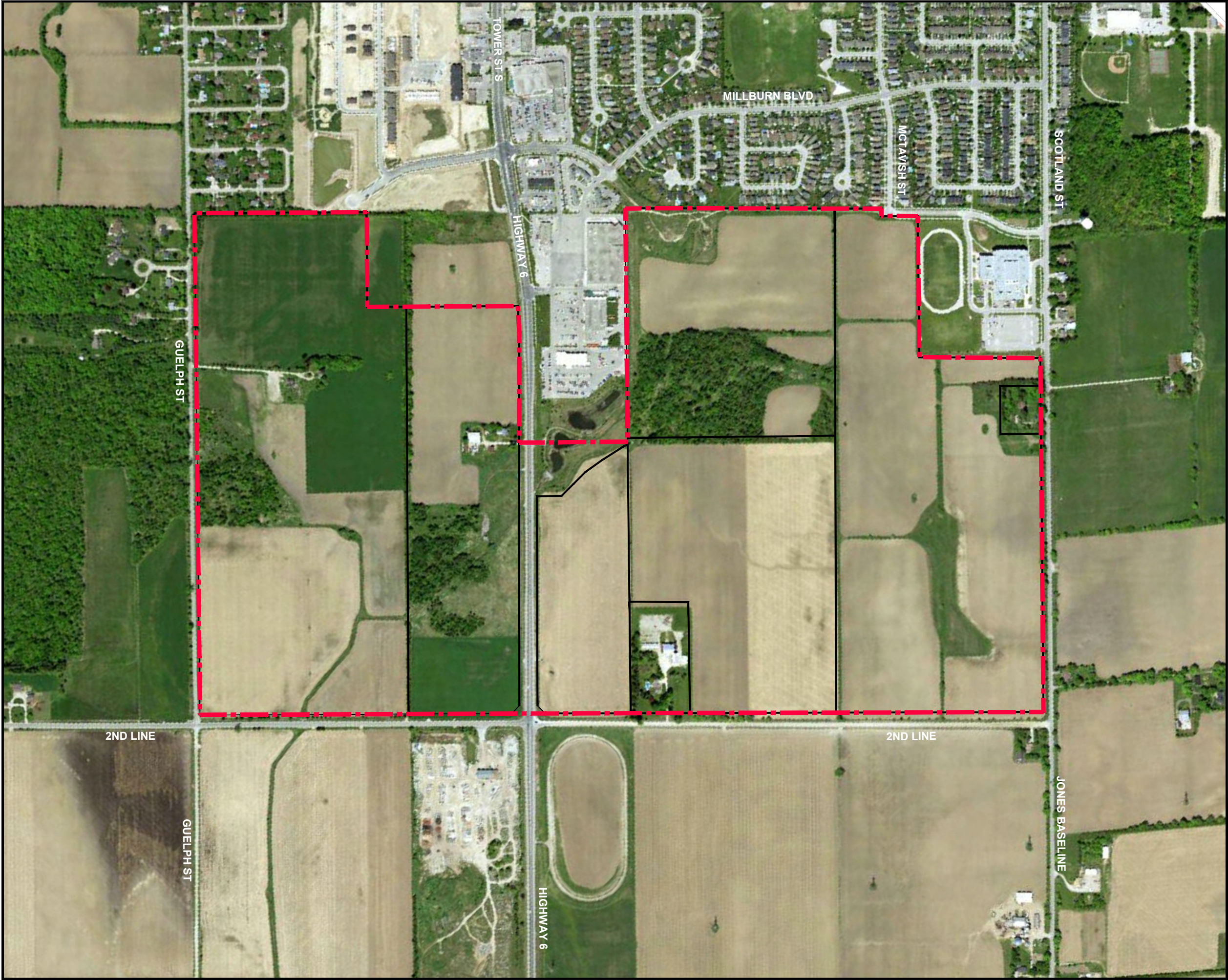
May 26, 2021

Attendees: GRCA - Laura Warner
Township - Brett Salmon, Colin Baker
County - Meagan Ferris
Project Team – Dave Aston, Emily Elliott, Daniel Twigger, Michael Cullip, Rod Bilz

DISCUSSION ITEMS



- 1/ Introductions of TAC Members
- 2/ Overview of Study Approach and Timeline / Milestones
- 3/ Review of Existing Conditions / Background
 - Planning / Land Use
 - Heritage / Archaeological
 - Natural Features
 - Floodplain
 - Engineering
- 4/ Discussion on Population and Jobs Forecast
- 5/ Notice of Study Commencement and PIC #1
- 6/ General Administrative Matters
- 7/ Other

Next Meeting:

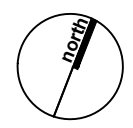


Location Plan

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

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

Base Map Source:
 Imagery: Northway/Photomapi/Remote Sensing Ltd, 2020
 *Parcel fabric digitized from GRCA web mapping and is approximate in size and location

DATE: May 2021	
SCALE: 1: 7,500	
FILE: 19144A	
DRAWN: DGS	

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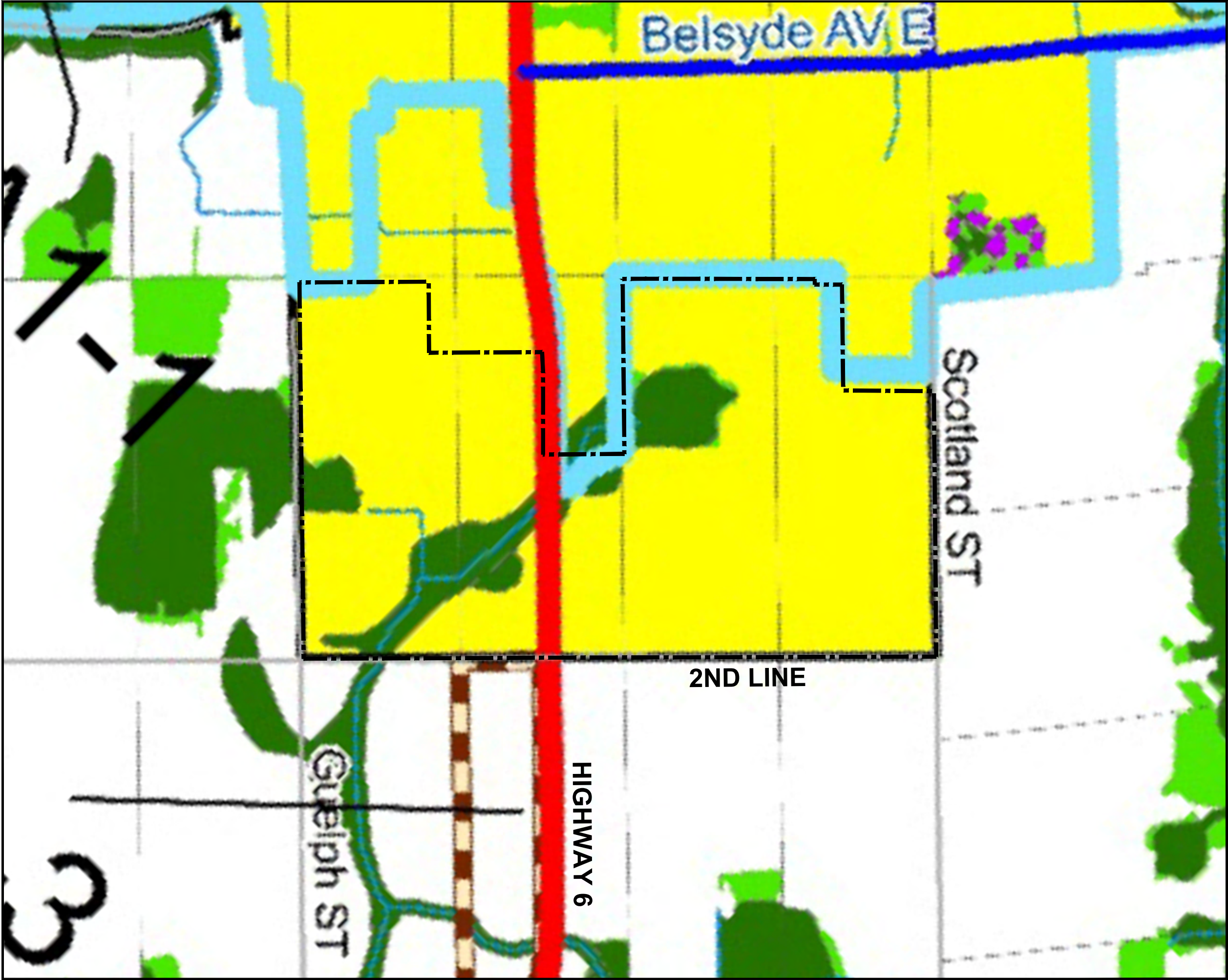
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



ECOLOGICAL SERVICES



ENGINEERING

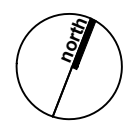


**County of Wellington
 Official Plan
 Schedule A1
 Centre Wellington**
 South Fergus MESP and Secondary Plan
 Town of Fergus
 Township of Centre Wellington
 County of Wellington

- Legend**
- Study Area (±151 ha)
 - The Greenlands System**
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
 - The Rural System**
 - Prime Agricultural
 - Recreational
 - Rural Employment Area
 - Policy Area
 - Community Planning Study Area
 - The Urban System**
 - Hamlet Area
 - Urban Centre
 - Other**
 - Trail
 - Landfill Site
 - Montrose Water Management Protection Area
 - Grand River Crossing
 - Deferral
 - County Roads
 - Provincial Highways
 - Built Boundary

Base Map Source:
 County of Wellington Official Plan, Schedule A1 Centre Wellington (Updated January 8, 2021)

DATE: May 2021
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 FILE: 19144A
 DRAWN: DGS



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**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**














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**Township of Centre Wellington
Official Plan
Schedule A-1 Land Use Plan
Fergus, Elora-Salem**

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

- Legend**
-  Study Area (±151 ha)
 -  Residential
 -  Highway Commercial
 -  Core Greenlands
 -  Recreational
 -  Secondary Planning Area
 -  Future Residential
 -  Future Employment Lands
- Note: The identification of Future Residential and Future Employment Lands is for public notice only and is subject to future considerations through Secondary Plan requirements.
-  Urban Boundary
 -  Built Boundary
 -  Policy Area
 - S.C.** Shopping Centre

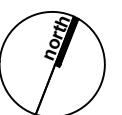
Base Map Source:
Township of Centre Wellington Official Plan, Schedule A-1 Land Use Plan
(Updated: November 2016)

DATE: May 2021

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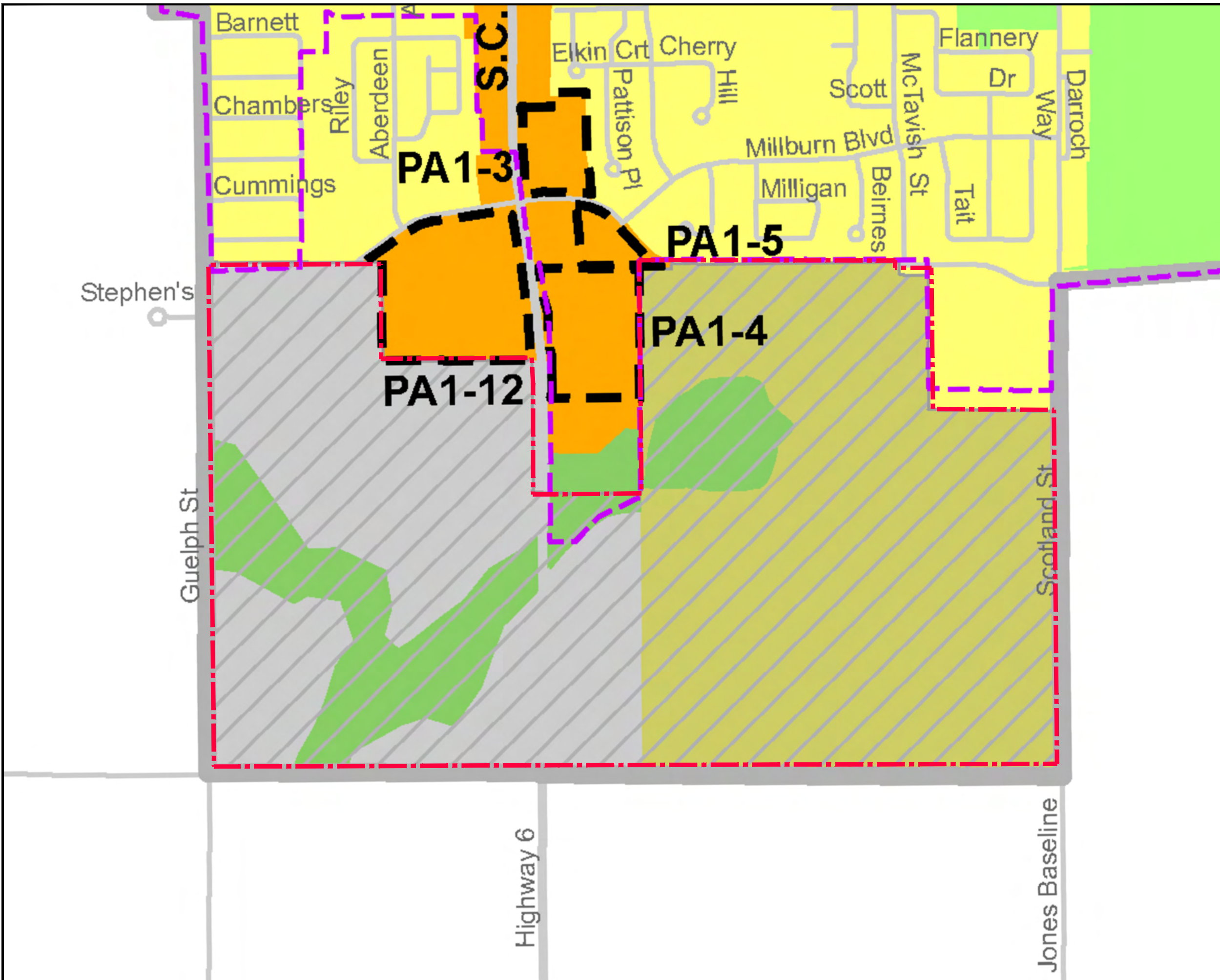


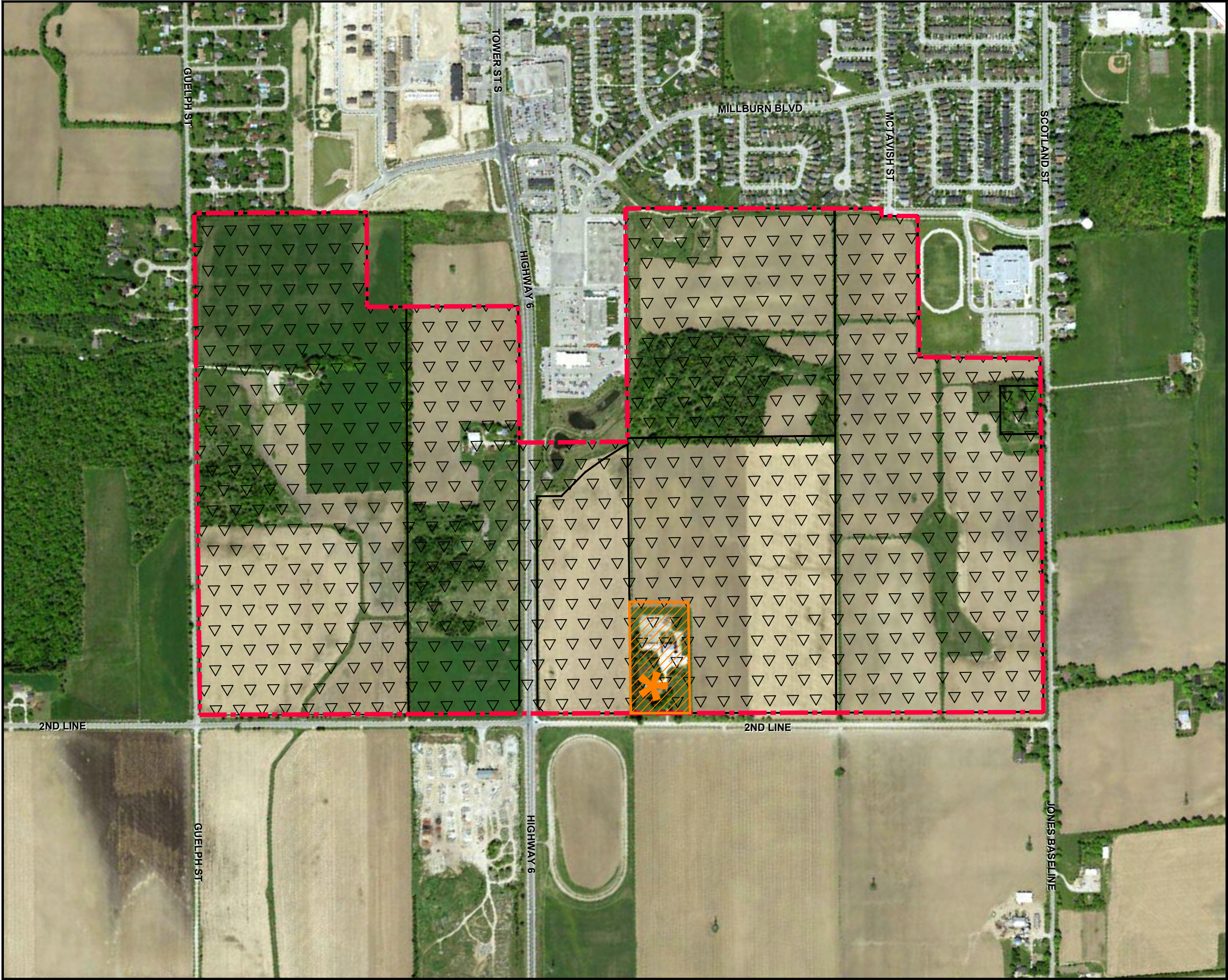
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& LANDSCAPE
ARCHITECTURE

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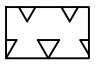
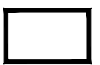
TATHAM
ENGINEERING





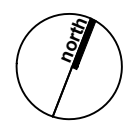
Cultural Heritage Resources

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

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

Base Map Source:
 Imagery: Northway/Photomap/Remote Sensing Ltd, 2020
 Archaeology: Stage 1-2 Archaeological Assessment, AMICK Consultants Limited, April 2021
 Heritage: Township of Centre Wellington Heritage Property Mapping
 *Parcel fabric digitized from GRCA web mapping and is approximate in size and location

DATE: May 2021
SCALE: 1: 7,500
FILE: 19144A
DRAWN: DGS



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













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Grand River Conservation Authority Data

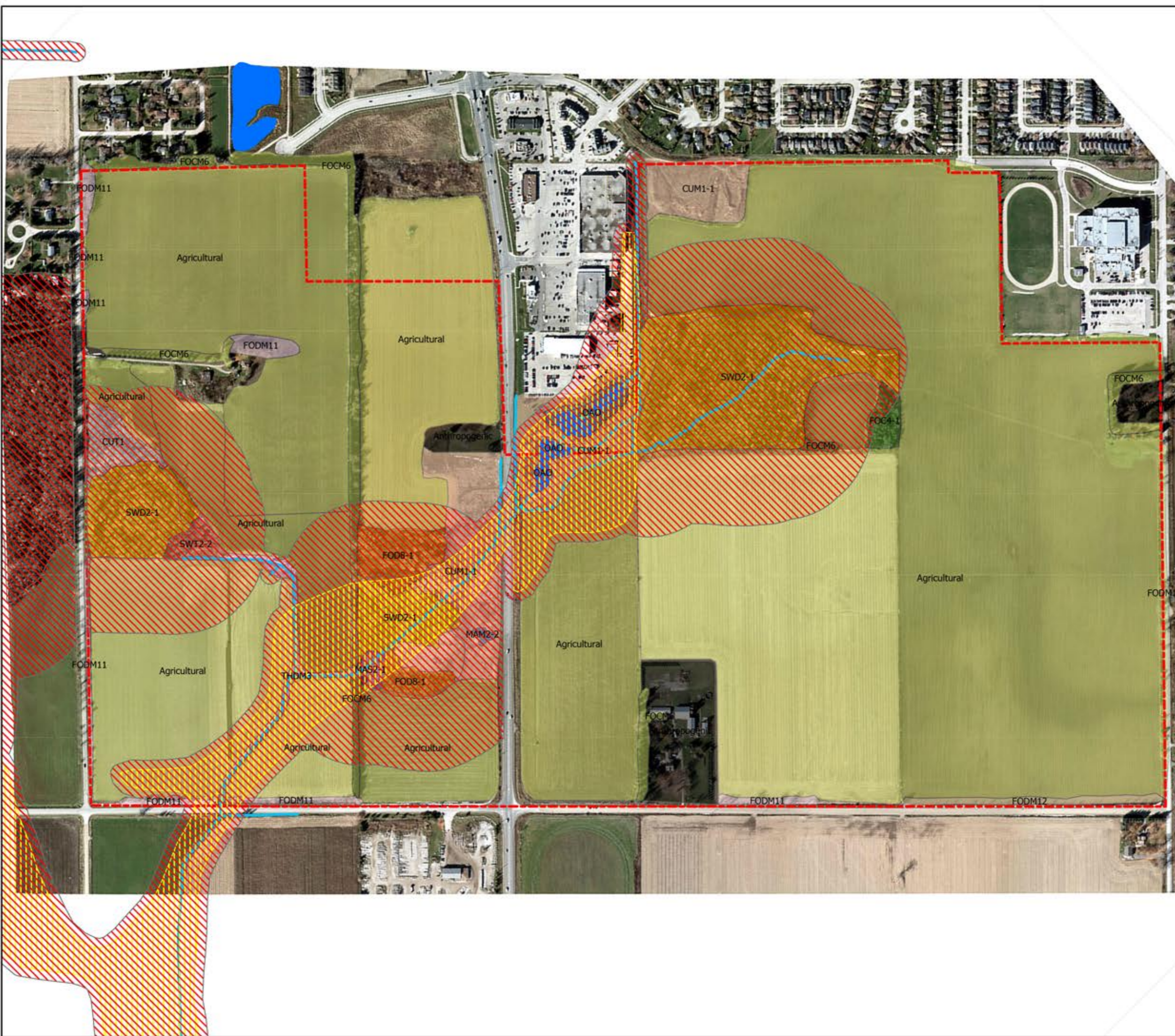
South Fergus MESP Secondary Plan
 Town of Fergus
 Township of Centre Wellington
 County of Wellington

Legend

-  Property Boundary
- Ecosites**
-  Agricultural
-  Anthropogenic
-  CUM1-1
-  CUT1
-  FOC4-1
-  FOCM6
-  FOD8-1
-  FODM11
-  FODM12
-  MAM2-2
-  MAS2-1
-  OAO
-  SWD2-1
-  SWT2-2
-  THDM3
-  <all other values>
-  Regulation Limit
-  Regulatory Floodplain
-  Wetland
-  Waterbody
-  Watercourse

Base Map Source: Northway Photomap Remote Sensing Ltd.


DATE: May 25, 2021
 SCALE: 1 : 6000
 FILE: GRCA.jpg
 DRAWN: RSB



















Ecological Land Classification

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

Legend

 Property Boundary

Ecosites

-  Agricultural
-  Anthropogenic
-  CUM1-1
-  CUT1
-  FOC4-1
-  FOCM6
-  FOD8-1
-  FODM11
-  FODM12
-  MAM2-2
-  MAS2-1
-  OAO
-  SWD2-1
-  SWT2-2
-  THDM3
-  <all other values>



Base Map Source: Northway Photomap Remote Sensing Ltd.

DATE: May 25, 2021
 SCALE: 1 : 6000
 FILE: ELC.jpg
 DRAWN: RSB



Proposed Natural Heritage Buffers

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



Legend

Property Boundary

Ecosites

- Agricultural
- Anthropogenic
- CUM1-1
- CUT1
- FOC4-1
- FOCM6
- FOD8-1
- FODM11
- FODM12
- MAM2-2
- MAS2-1
- OAO
- SWD2-1
- SWT2-2
- THDM3
- <all other values>
- Wetland
- Waterbody
- Watercourse
- 30m Buffer

Base Map Source: Northway Photomap Remote Sensing Ltd.

DATE: May 25, 2021

SCALE: 1 : 6000

FILE: Buffer.jpg

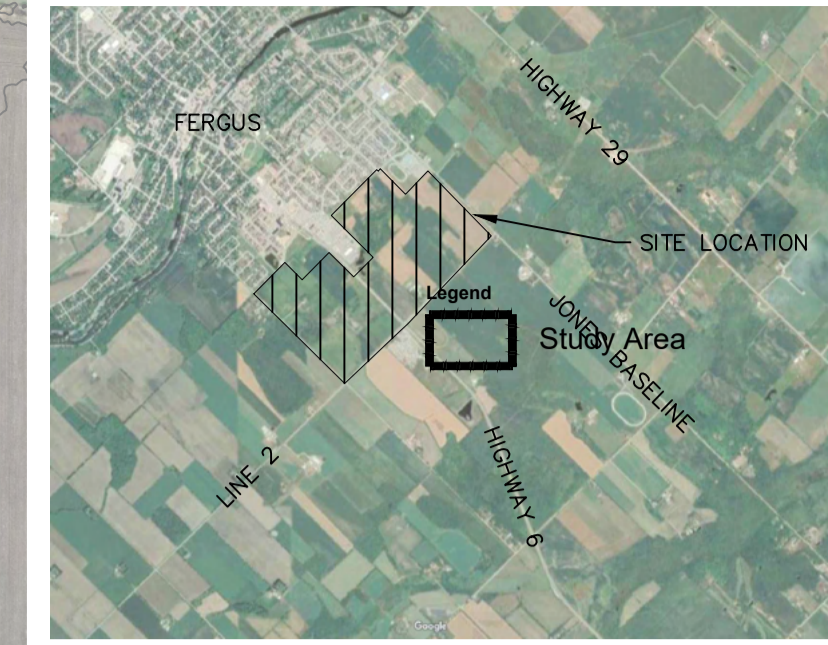
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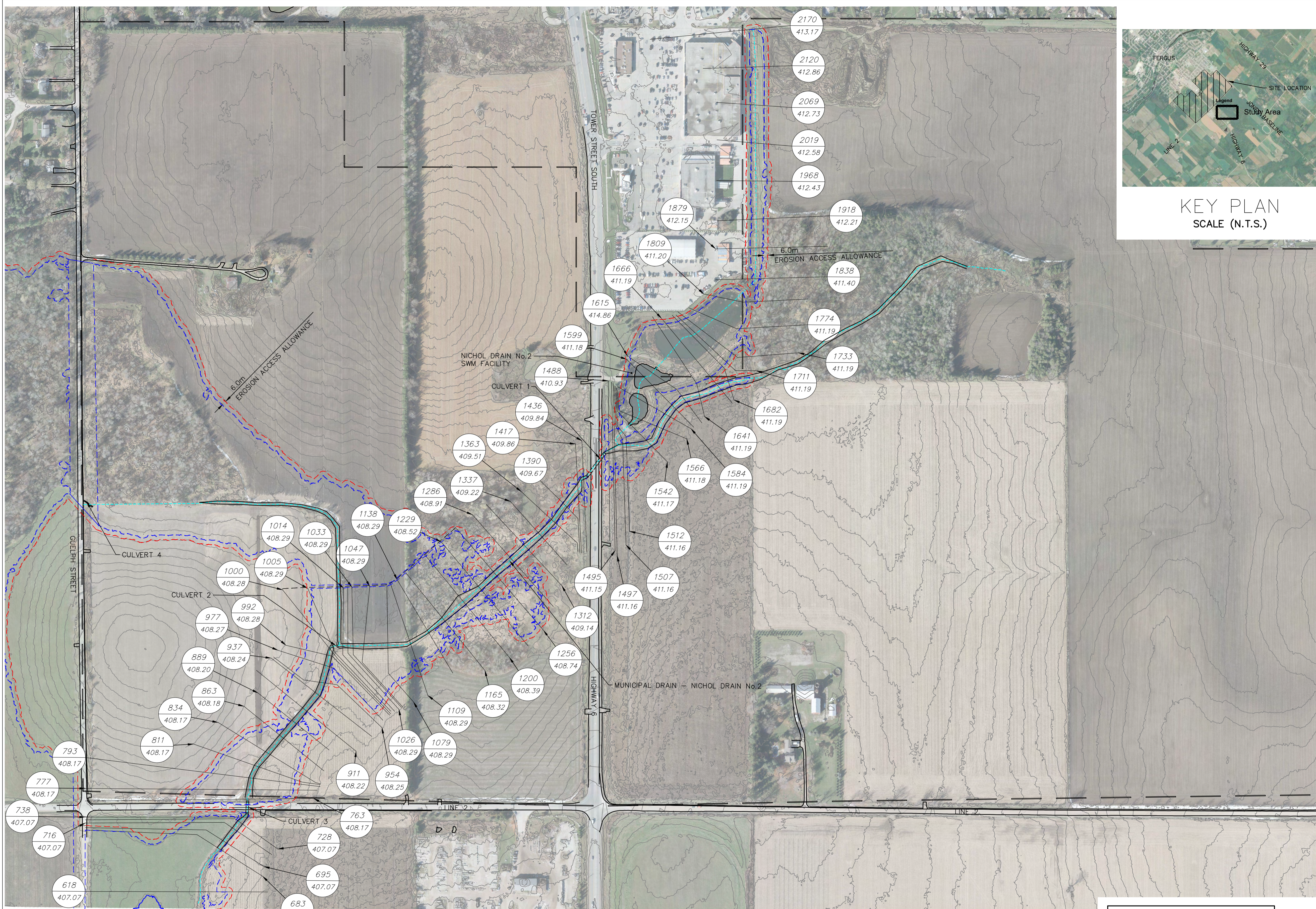
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 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

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KEY PLAN
SCALE (N.T.S.)



CULVERTS

CULVERT 1:	3.05m x 1.82m CONCRETE BOX CULVERT
CULVERT 2:	1.20m \emptyset CSP
CULVERT 3:	3.0m x 2.0m CONCRETE BOX CULVERT
CULVERT 4:	0.6m \emptyset HDPE CULVERT AND 0.55m \emptyset HDPE CULVERT

LEGEND

FLOOD HAZARD LIMIT	
NATURAL HAZARD LIMIT	
CENTERLINE CREEK	
SOUTH FERGUS SECONDARY PLAN AREA	
RIVER STATION	
WATER SURFACE ELEVATION	

Base Map Source:

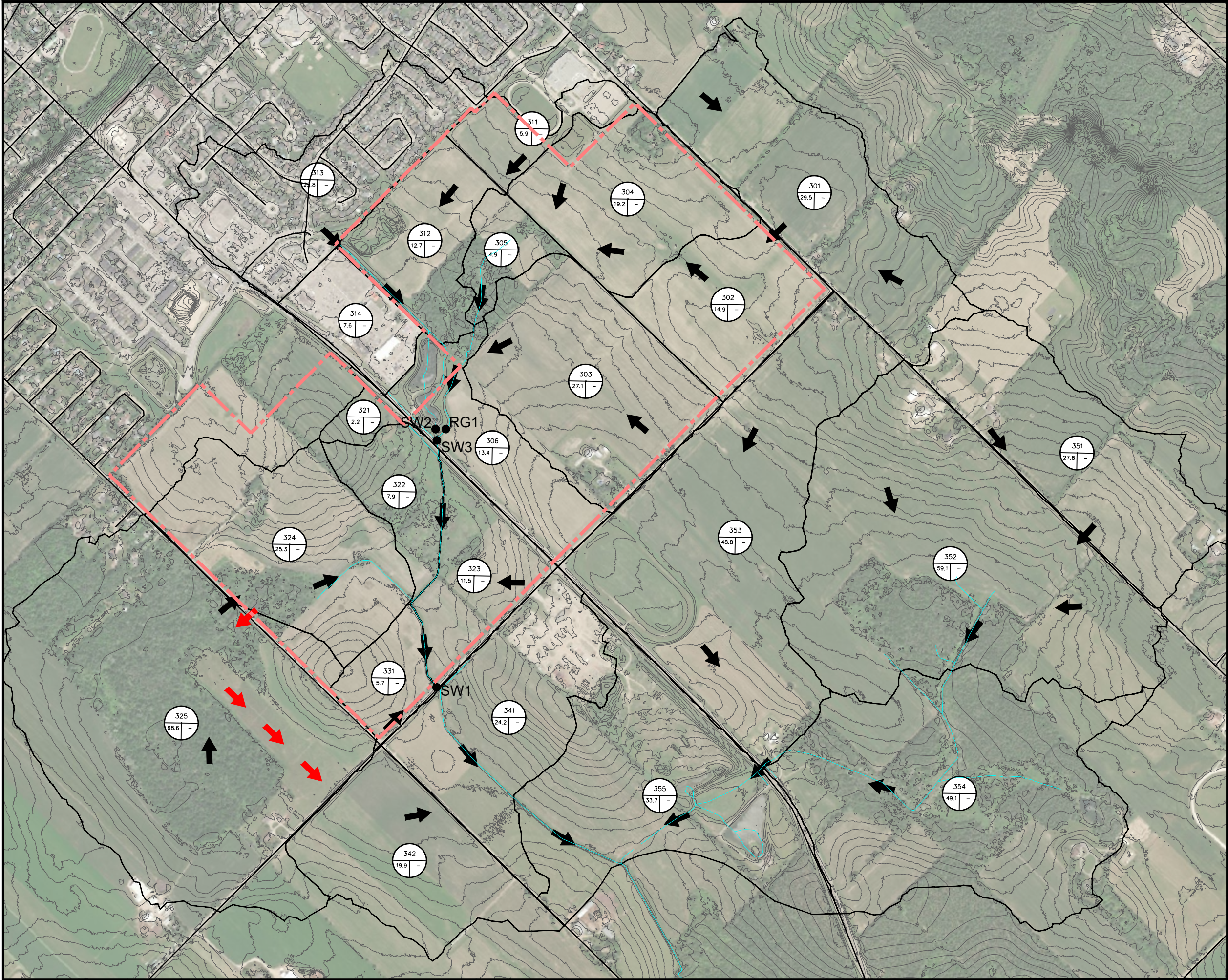
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SCALE:	1:2500
FILE:	120157
DRAWN:	KF

1:2500 Proposed 120157 - South Fergus MESP and Secondary Plan CSP/Consent Analysis - Design/Preparation/Plan

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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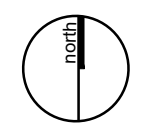
DP-1
EXISTING DRAINAGE PLAN

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

- Legend**
- Study Area
 - Overland Flow Direction
 - Reversed Overland Flow Direction (Extreme Flood)
 - Catchment ID
 Curve Number / Impervious Fraction
 Catchment Area
 - SW Surface Water Monitoring Location
 - RG Precipitation/Air Temperature Monitoring Location

Base Map Source:

DATE: MAY 2021
 SCALE:
 FILE:
 DRAWN:



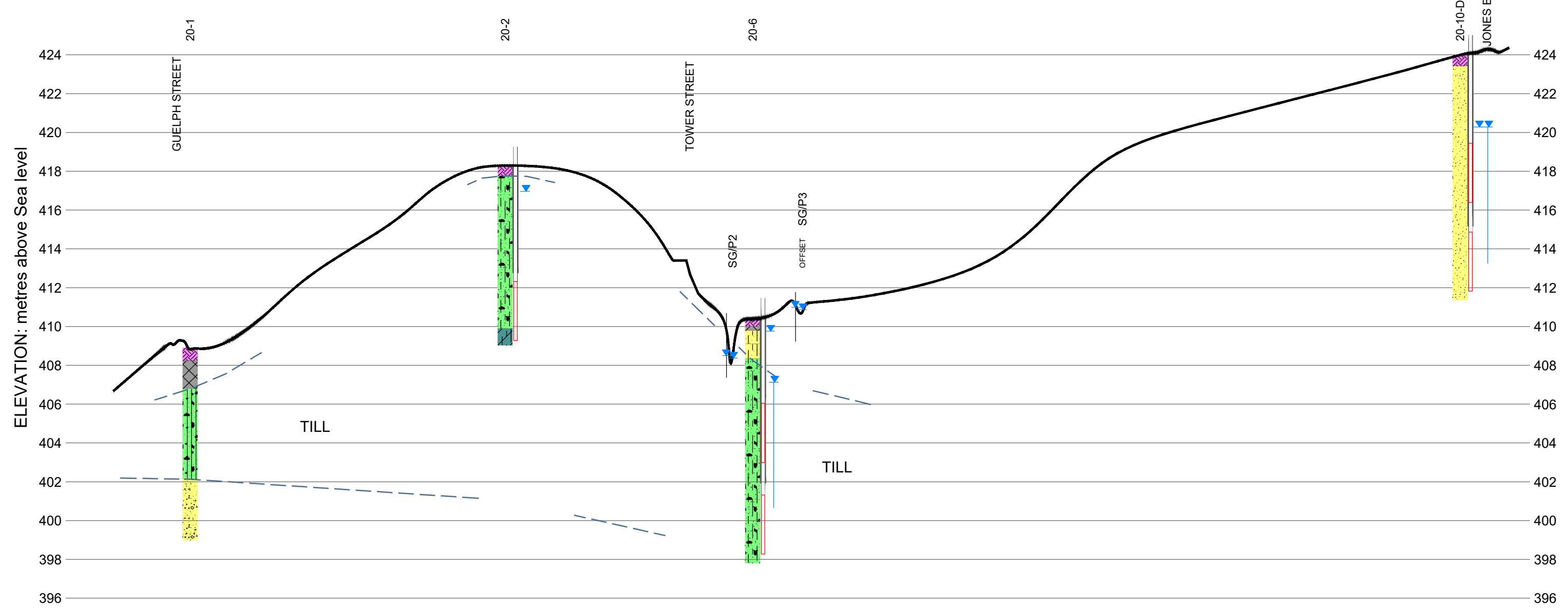
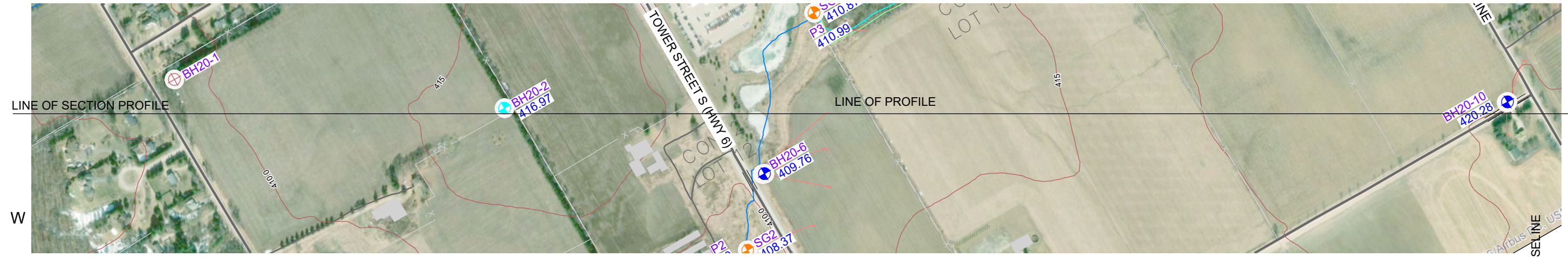
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- | | | | | | |
|--|-----------------|--|----------------------|--|------------------------------|
| | Fill | | Sandy Silt | | Granular Till |
| | Sand & Gravel | | Silt with trace Sand | | Silt Till |
| | Sand | | Clayey Silt | | Silty Sand / Sandy Silt Till |
| | Sand Trace Silt | | Silty Clay | | Silty Clay Till |
| | Silty Sand | | | | |

BH1 Borehole ID
 Recorded Static Water Level
 Screen

DRAFT

CLIENT
TATHAM ENGINEERING LIMITED

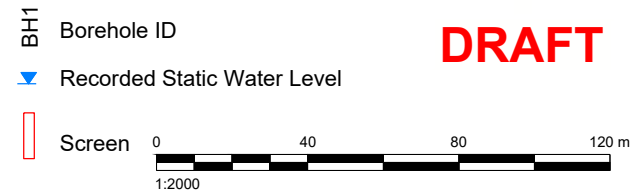
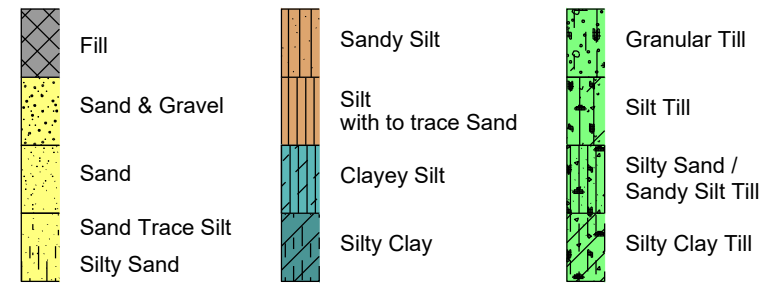
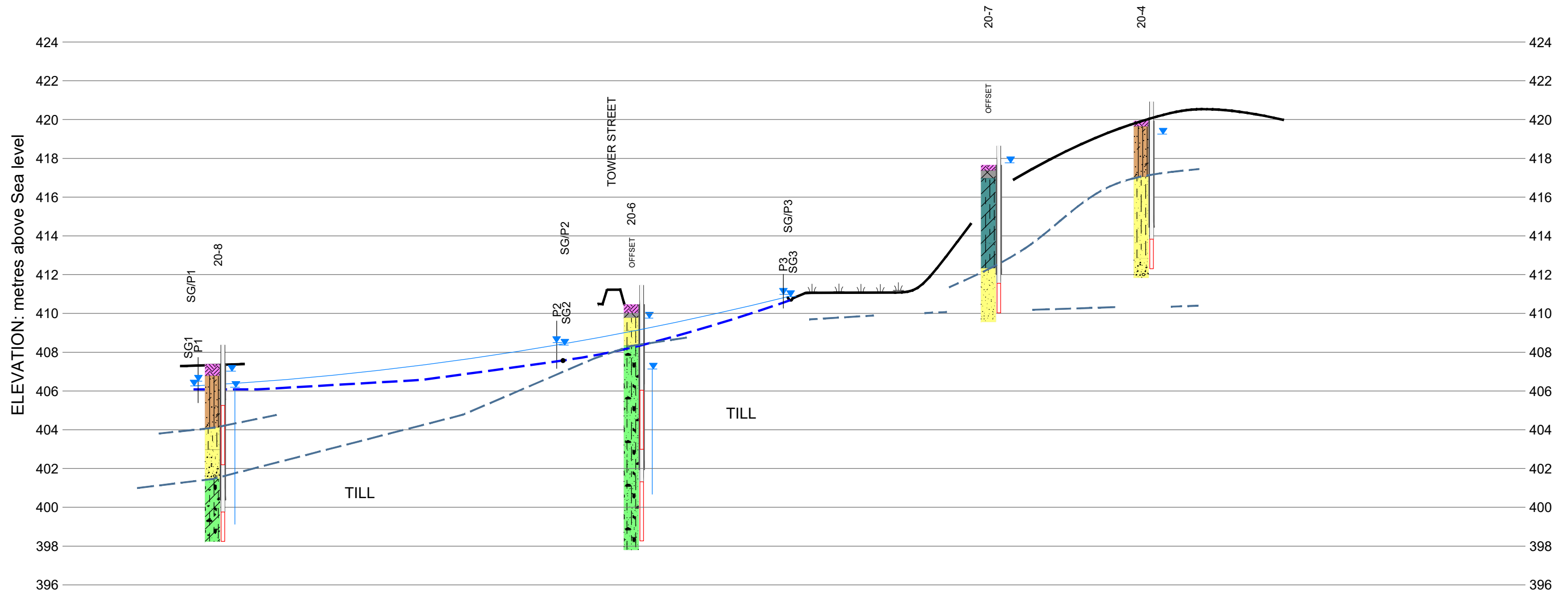
CONSULTANT	YYYY-MM-DD	2020-09-17
DESIGNED	XXX	
PREPARED	XXX	
REVIEWED	XXX	
APPROVED	XXX	

PROJECT
SOUTH FERGUS
HYDROGEOLOGICAL INVESTIGATION

TITLE
SITE SECTION A - A'

PROJECT NO. 20141301	CONTROL 0001	REV. ----	FIGURE 4
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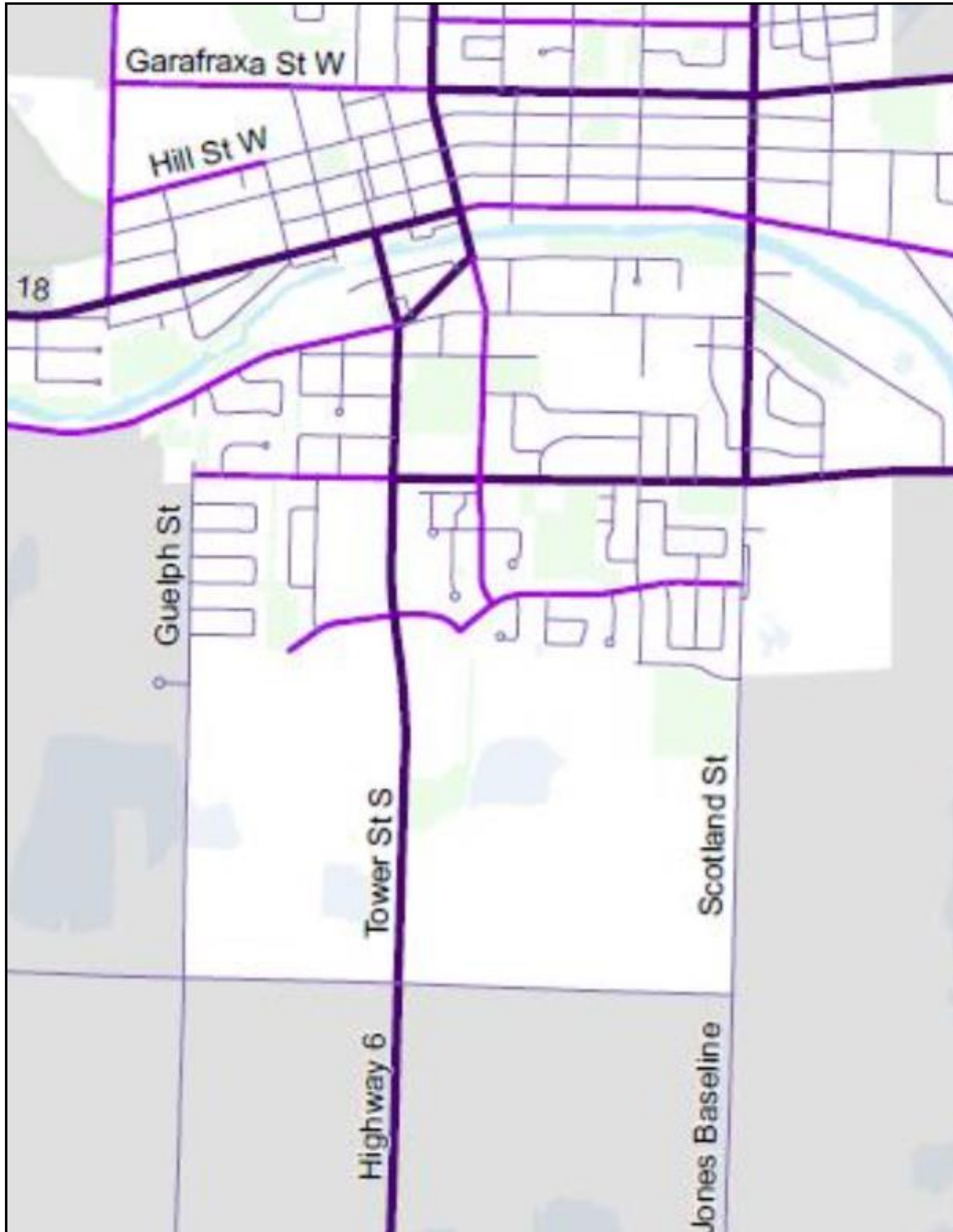
CLIENT
TATHAM ENGINEERING LIMITED

CONSULTANT	YYYY-MM-DD	2020-09-17
	DESIGNED	XXX
	PREPARED	XXX
	REVIEWED	XXX
	APPROVED	XXX

PROJECT
SOUTH FERGUS
HYDROGEOLOGICAL INVESTIGATION

TITLE
SITE SECTION B - B'

PROJECT NO. 20141301	CONTROL	REV. ---	FIGURE 5
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Road System

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

Legend
 Study Area

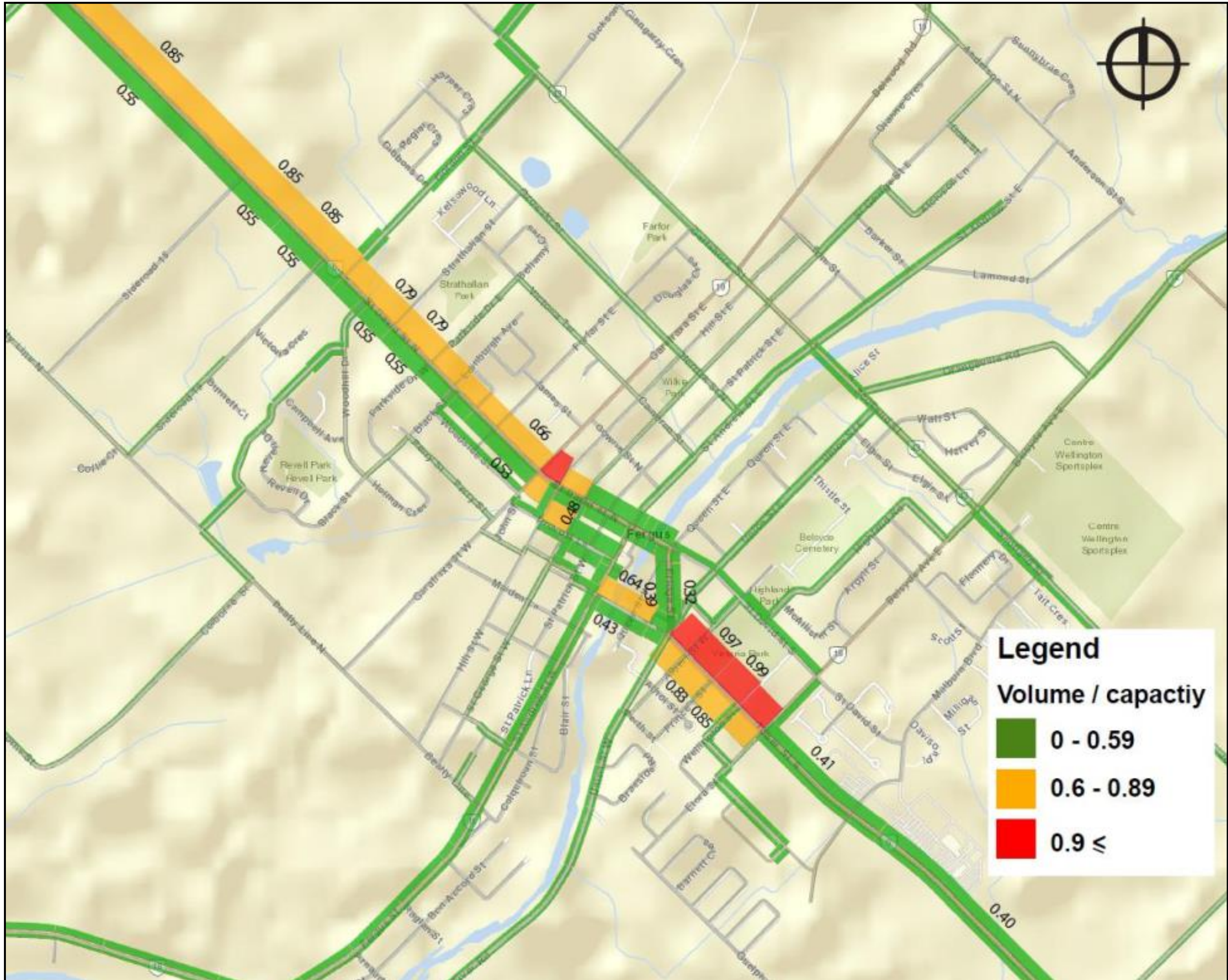
- Arterial
- Collector
- Local

Source: *Township of Centre Wellington Transportation Master Plan*

DATE:	
SCALE:	
FILE:	
DRAWN:	

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Road Operating Levels




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

Legend

 Study Area

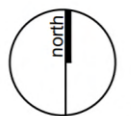
Legend

Volume / capacity

-  0 - 0.59
-  0.6 - 0.89
-  0.9 ≤

Source: Township of Centre Wellington
 Transportation Master Plan

DATE:	
SCALE:	
FILE:	
DRAWN:	



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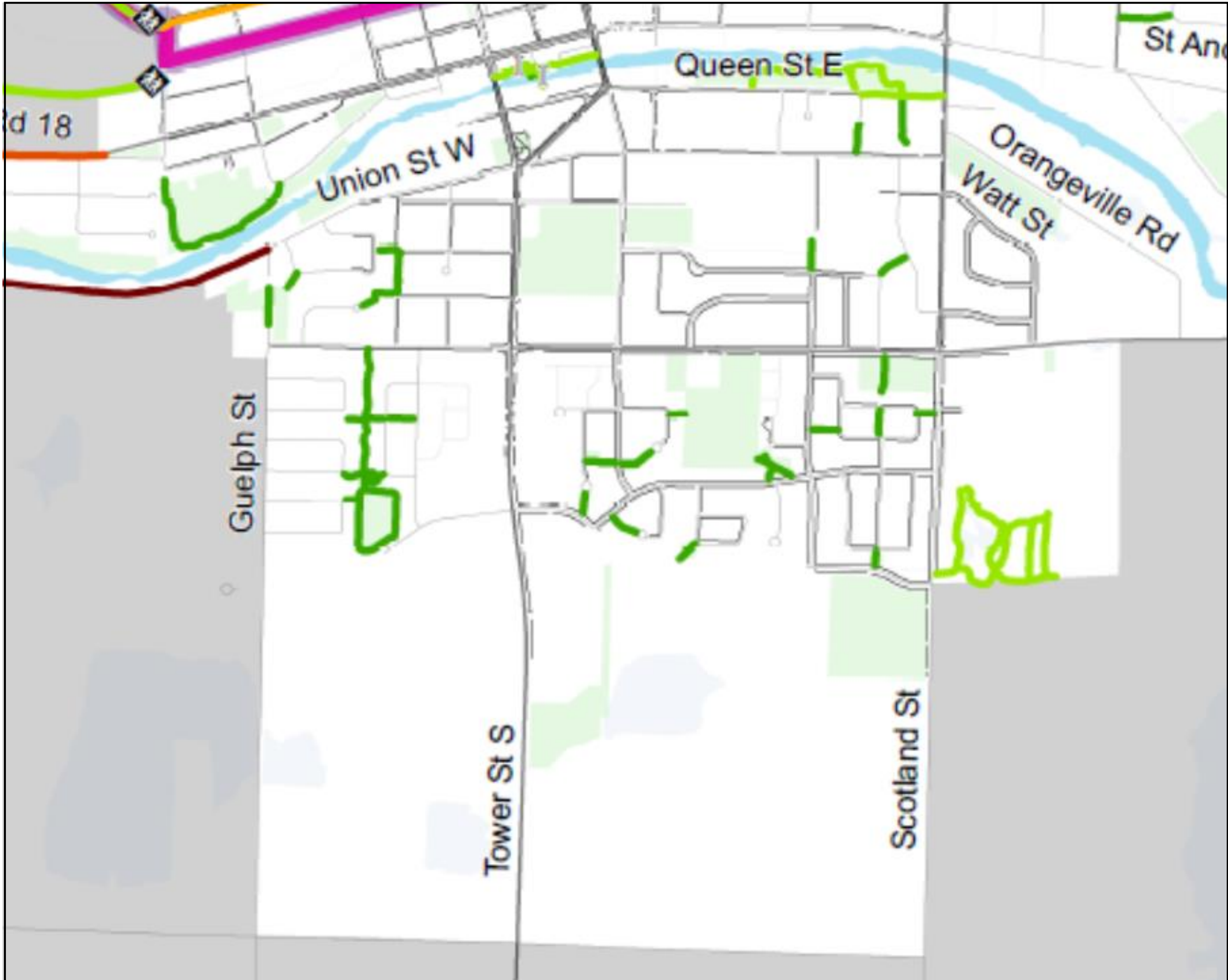
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Active Transportation

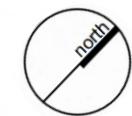
South Fergus MESP and Secondary Plan
 Town of Fergus
 Township of Centre Wellington
 County of Wellington

Legend

- Study Area
- Existing Active Transportation Facilities**
- Existing Off-Road Trail (County)
- Existing Off-Road Trail (Township)
- Existing Paved Shoulder (County)
- Existing Paved Shoulder (Township)
- Existing Signed Route (Township)
- Sidewalks
- Elora Cataract Trail
- Trans Canada Trail
- Trailhead

Source: Township of Centre Wellington
 Transportation Master Plan

DATE:
SCALE:
FILE:
DRAWN:



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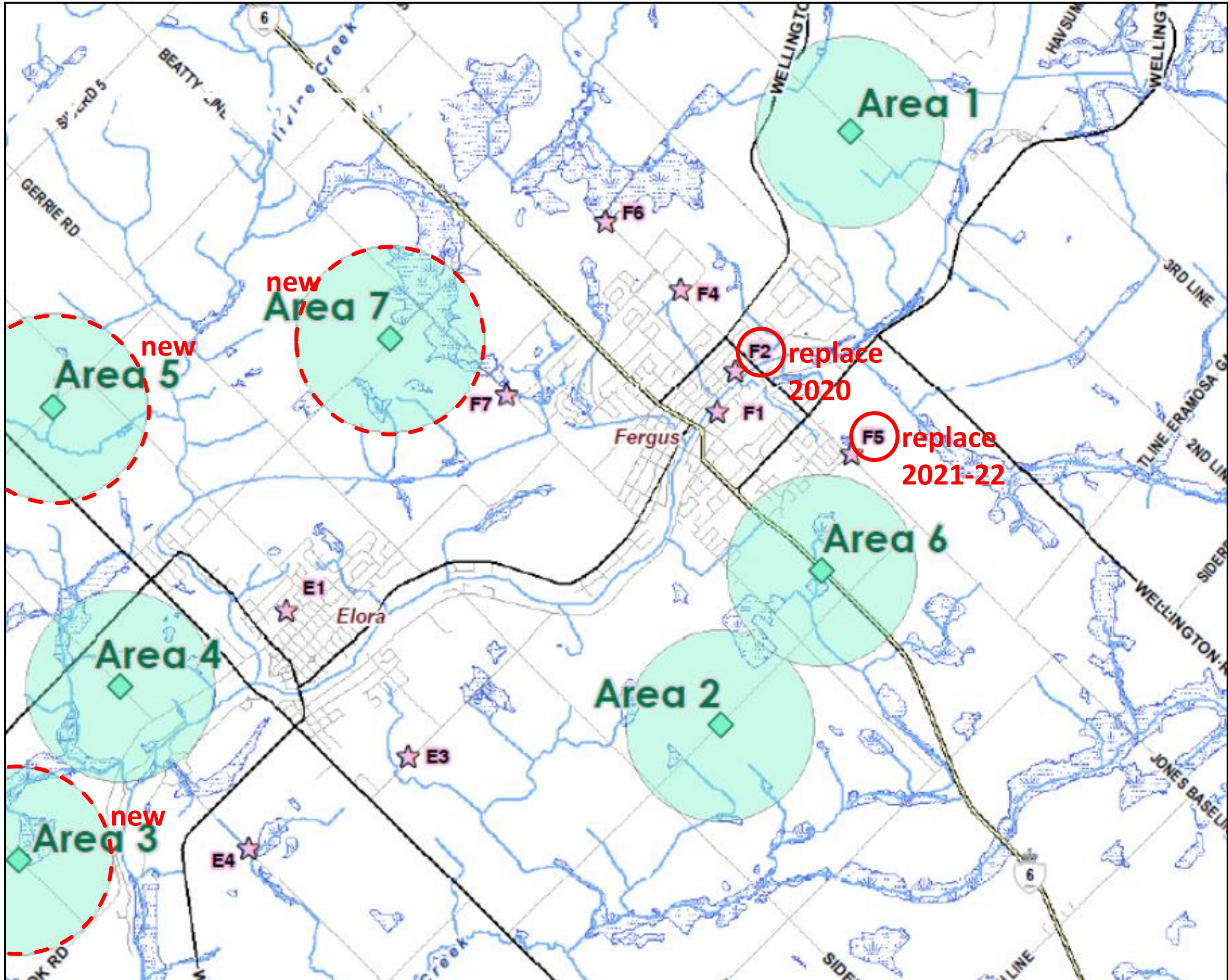
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ARCHITECTURE



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Water Supply

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

Legend

-  Study Area
-  Possible Area of Exploration
-  Municipal Water Well
- General Features**
 -  Highway
 -  Major Road
 -  Local Road
 -  Watercourse
 -  Municipal Boundary
 -  Wetland

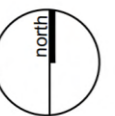
Source: Township of Centre Wellington
 Water Supply Master Plan

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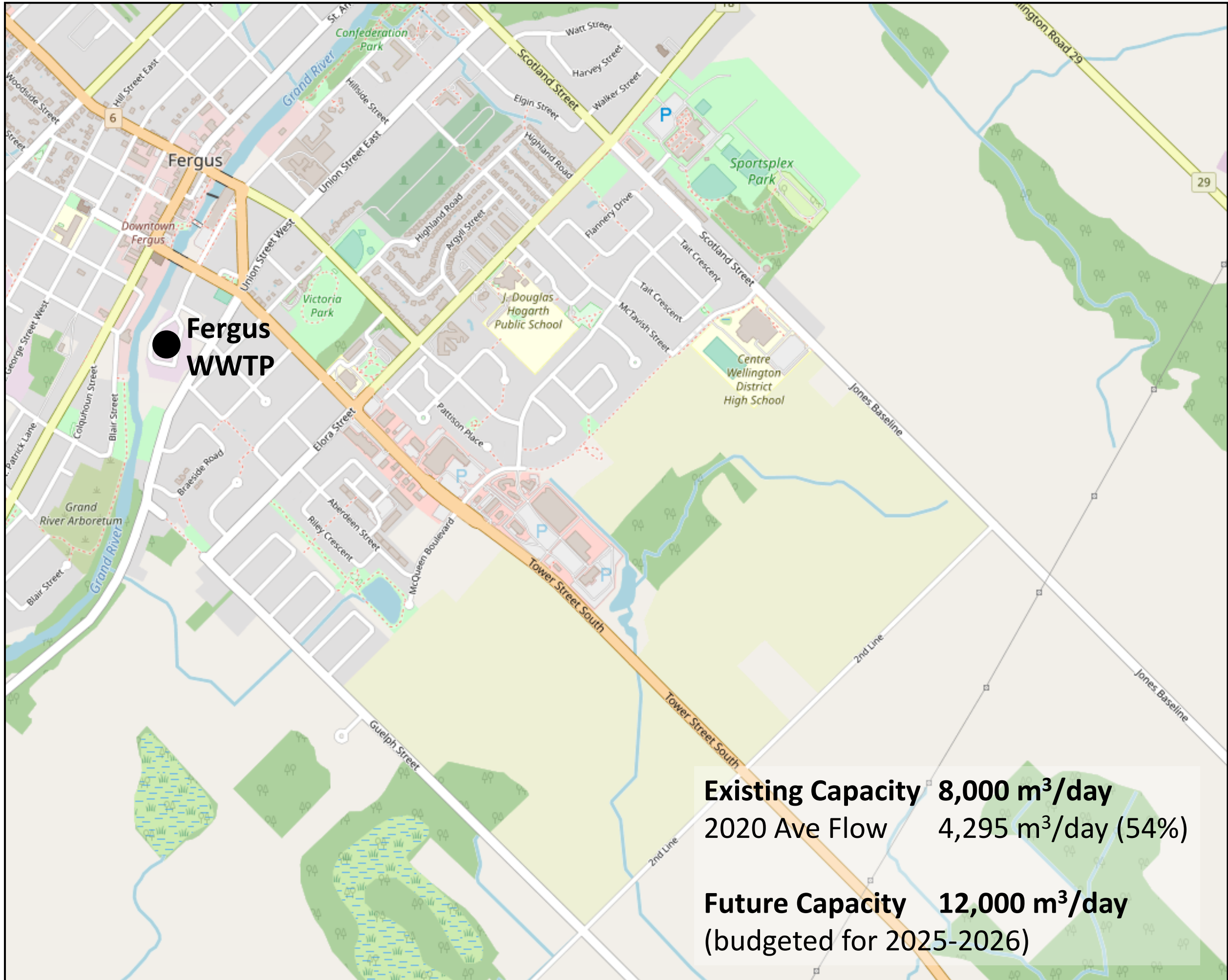
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Sanitary Servicing

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

Legend

 Study Area

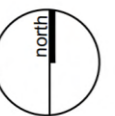
Source: *Open Street Map*

DATE:

SCALE:

FILE:

DRAWN:



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Existing Capacity 8,000 m³/day
 2020 Ave Flow 4,295 m³/day (54%)

Future Capacity 12,000 m³/day
 (budgeted for 2025-2026)

Notice of Study Commencement

South Fergus Master Environmental Servicing Plan and Secondary Plan

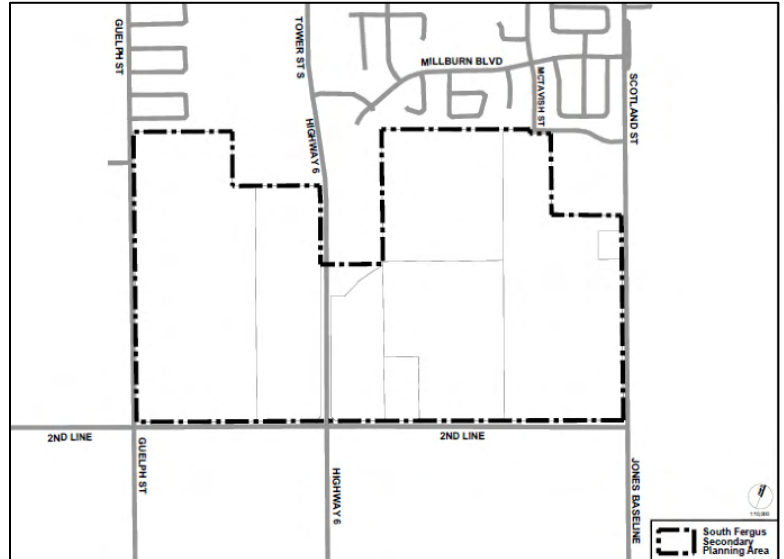
(May 2021) (Draft)

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

The purpose of the South Fergus Master Environmental Servicing Plan (MESP) and Secondary Plan is to guide the development of the remaining designated greenfield lands in South Fergus. The South Fergus Master Environmental Servicing Plan (MESP) and Secondary Plan will integrate environmental, servicing, transportation and land use planning components and will include: environmental study; traffic and transportation study; servicing studies (stormwater, sanitary sewer, and water), archaeological and heritage assessment, financial analysis, parks and trails analysis and a Secondary Plan.

Study Area

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



Master Environmental Servicing Plan and Secondary Plan Study Process

The Master Environmental Servicing Plan and Secondary Plan are proceeding in accordance with the Master Plan requirements of the Municipal Engineers Association Class Environmental Assessment (EA) process and will fulfill the Class EA process. The MESP will establish an understanding of existing conditions, develop and assess alternatives and identify a preferred plan to be implemented through the Secondary Plan. The completed study will be submitted to Township Council for adoption.

The Study findings may result in amendments to the regulated area mapping of Ontario Regulation 150/06 made under the Conservation Authorities Act. The Township of Centre Wellington is participating with area landowners who are undertaking the South Fergus Master Environmental Servicing Plan (MESP) and Secondary Plan. A Technical Advisory Committee (TAC) has been established, including the County of Wellington and Grand River Conservation Authority. Consultation will occur with Provincial ministries through the Study process for technical input and comments, as required.

Public Consultation and Input

The public is invited to follow the Study through the process and provide input through *Connect CW* (<https://www.connectcw.ca/>). There are three (3) Public Information Centres (PIC) planned throughout the Study process. PIC#1 will introduce the study and present the background information and conditions and describe the study process. The first PIC is scheduled for June 24th, 2021

Before any decisions are made on a recommendation, or acceptance of the study, there will be further public consultation. A notice of all meetings will be mailed to all persons on the mailing list and posted on the Township website. In addition, the project team will keep a mailing list of all persons expressing an interest in the Study.

Contact Information for Comments

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

David Aston, MSc., MCIP, RPP
MHBC
540 Bingemans Centre Drive, Suite 200
Kitchener, ON N2B 3X9
Tel: (519) 576-3650
daston@mhbcplan.com

MEETING SUMMARY

Technical Advisory Committee

South Fergus Master Environmental Servicing Plan and Secondary Plan

Meeting Date: May 26, 2021

Attendees: GRCA - Laura Warner

Township - Brett Salmon, Colin Baker

County - Meagan Ferris

Project Team – Dave Aston, Emily Elliott, Daniel Twigger, Michael Cullip, Rod Bilz

1. Introductions of TAC Members

- All attendees noted above form part of the TAC and were present at the meeting.

2. General Administrative and Coordination Matters

- The Terms of Reference (“TOR”) for the South Fergus Master Environmental Servicing Plan and Secondary Plan (the “Study”) have been approved by Council.
- MHBC is leading the Study on behalf of the Township and Landowners Group.
- The MESP and Secondary Plan are being completed in coordination with the County, Township and GRCA in the context of a Technical Advisory Committee (“TAC”) process, including public consultation, agency input and approval.
- MHBC will establish agendas, prepare meeting summaries and circulate to the team for review. TAC meeting summaries will form part of the public record, in accordance with the Class EA requirements.

3. Overview of Study Approach and Milestones

- The Study Area consists of lands outside the Built Boundary of the Fergus Urban Area that are located to the east and west of Highway 6 and north of Second Line. The Study Area has an area of approximately 152 hectares and is known as the South Fergus Secondary Planning Area.
- The completion of the MESP and Secondary Plan are being funded through the Township Development Charges.
- The Study integrates the Secondary Planning process required by the Planning Act with the Class EA requirements under the Municipal Class EA.
- The Study will consider existing Township Master Plans that outline required improvements both on and off site, including: Southwest Fergus Trunk Sewer, Union Street Pumping Station and other Master Plans (i.e., trails).
- The Township has been authorized to proceed with the Class EA for the Union Street Pumping Station. This will occur as a separate study process.

4. Review of Existing Conditions / Background

- The project team has been reviewed existing/available background information and documents, summarized existing policies and completed initial field work to complete the Existing Conditions Report. Updated base plans (topographic mapping) and aerial photographs of the Study Area for use have also been prepared.
- The following provides a more detailed overview of the work completed to date and discussion at the meeting:

Planning / Land Use

- Analysis of County and Township Official Plan policies and mapping.
- The Township Official Plan Schedule A-1 shows general location of employment and residential uses in Study Area. Land use designations will be a key consideration of the Study.
- County staff have confirmed that lands identified in the Township Official Plan as “*Future Employment Lands*” are not a land use designation and therefore any change in use to consider the lands for residential would not constitute an employment land conversion.

Heritage / Archaeological

- The Stage 1 and 2 Archaeological Assessment is complete. There were no findings through the study and no recommendations to move to a Stage 3 Archaeological Assessment.
- Cultural and built heritage screening has been undertaken. There is 1 property in the Study Area is identified as being of cultural heritage value or interest. Future design will consider the retention of the building.

Natural Heritage Features and Buffers

- Field work has been done to identify and categorize natural features and functions. The limits of the natural heritage features have been defined.
- Ecological Land Classification (“ELC”) has been prepared and identified 15 different ecosites. The majority of the Study Area consists of agricultural land with natural features associated in wetlands and forested areas. Hedgerows were also evaluated and typed as ecosites.
- GRCA mapping has been reviewed and compared with ELC data. Generally, the wetland boundaries are quite similar to the ELC mapping with some minor discrepancies.
- A site visit with GRCA to confirm wetland boundaries is required as a next step.
- Preliminary mapping has proposed 30 metre buffers to all identified natural features. These buffers will be assessed and may be modified to reflect the sensitivity of the feature and/or the nature of adjacent development. Buffers will be measured from the outermost limit of the feature.
- There was discussion on the determination of significant woodlands. Township and County staff advised that In the Urban Area, woodlands are considered to be significant if they exceed 1 hectare in size, per the County Official Plan.

- Species at Risk (“SAR”) Screening identified five potential SAR in the Study Area. However, only barn swallows were detected through field work. Additional field work related to barn swallow nesting is to be completed.
- No other species observed are considered to be threatened or endangered.

Drainage / Groundwater

- Hydrology information has been updated for new peak flows and flood hazard limits. The results of the field work undertaken to date does not represent a significant change from the findings of the Nichol 2 Subwatershed Study. There is a modification to the flood hazard limits in the southwest corner of the Study Area.
- Drainage areas have been assessed and mapped to provide direction on stormwater management facility locations. It is anticipated that three new facilities will be required to service future development. The existing SWM pond adjacent to the existing commercial lands was sized to accommodate some of the study area through the Nichol 2 Subwatershed Study. LID measures and alternative stormwater management measures will be recommended through the Study process.
- Generally groundwater flows to existing wetlands or the Nichol drain. There are some artesian conditions in the northwest portion of the Study Area but groundwater for the rest of the site is several metres below grade.
- Additional monitoring and infiltration testing is ongoing.

Transportation

- Background study review is completed.
- Analysis of external road system required.
- Transportation component of the study will seek to:
 - Establish collector roads through the site to connect to Highway 6 and adjacent streets
 - Identify location(s) for intersections with Highway 6 in the Study Area and type of intersection
 - Examine traffic distribution patterns
 - Recommend improvements to the existing road network, including intersection improvements
 - Include cross sections of boundary roads and roads through the Study Area
 - Integrate active transportation measures
- It is noted that the existing McQueen Boulevard is a 26 metre right-of-way. Despite this, it is not expected to be developed as a four lane road and the Study should review the road cross and consider integration of active transportation.

Water and Sanitary Services

- Background information is being collected to determine existing capacity in the sanitary system. A pumping station has been identified as a future improvement. Appropriate planning to increase capacity is underway as is a Class EA for the Union Street Pumping Station.

- Replacement of existing municipal wells has been identified to increase water supply in the area is required.
- Water and sewage capacity and demands will be detailed in studies to support the MESP, along with the identification of required phasing of development.

5. Notice of Study Commencement and PIC #1

- PIC#1 is scheduled for June 24. Notice is to be published in Wellington Advertiser and on Connect CW. Township staff provided comment on the notice.
- PIC #1 to be a virtual meeting through Zoom. MHBC to coordinate meeting.
- Presentation material and background reports to be circulated to TAC for review by June 18.
- Department and agency circulation of notice required, as follows:
 - County and GRCA staff to circulate internally.
 - Township to provide standard list for circulation. MHBC to circulate notice.
 - Township staff to circulate to all of Council.

6. Timeline and Next Steps

- The overall timeline included in Terms of Reference was reviewed. No changes to timeline were identified.

7. Discussion on Population and Jobs Forecast

- We discussed that South Fergus is anticipated to see higher densities than existing conditions and will include a higher percentage of multiple dwelling and apartment units. Township staff advised they would like to see a healthy job yield in South Fergus.
- The County's Municipal Comprehensive Review is underway and will provide some direction on allocation of population and jobs. The County and Township will share information related to allocation for input into the Study.
- The PIC will make reference to initial projections for 6,000 people and jobs, subject to further refinement through the Study process. This will also assist in the preliminary analysis related to servicing and transportation.

8. Next Steps

- Wetland Boundary Review with GRCA and R. Bilz to occur after June 2
- MHBC to coordinate TAC Site Walk after wetland boundary review
- County and Township preparing and circulating background information for project team.
- MHBC to coordinate with Township on notice for PIC #1.

Next Meeting: Fall 2021

Technical Advisory Committee Meeting 2

, 202

Presentation and Summary

SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



TECHNICAL ADVISORY COMMITTEE MEETING # 2

October 7, 2021



AGENDA – ITEMS TO DISCUSS

- Project Status Update
- Structure Plan
- Design Principles
- Design Vision
- Land Use Typologies
- Land Use Plan Options
- Discussion and Input
- Timing for Second PIC

PROJECT STATUS UPDATE

Milestones Completed

- March 22, 2021 – Terms of Reference Approved
- May 26, 2021 - Project Kick-off TAC Meeting
- June 24, 2021 - First Public Information Centre
- August 31, 2021 – Site Walk
- September, 2021 - Existing Conditions Report Issued

Tasks Underway

- Impact Assessment & Screening of Management Practices
- Determine Preferred Land Use Plan and Servicing

Next Steps

- Urban Design Guidelines
- Fiscal Impact Assessment
- Traffic Impact Study
- Draft MESP & Secondary Plan

STRUCTURE PLAN



Figure #
Structure Plan

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

- Legend**
- Study Area (±153 ha)
 - Parcel Fabric*
 - Properties of Cultural Heritage Value or Interest 7856 Second Line
 - Preliminary SWM Locations
 - Natural Heritage Features
 - 30 m Natural Heritage Feature Buffer
 - Natural Hazard Limit (Includes flood and erosion hazard limits)
 - Centreline of Creek

Sources:
 - Imagery and Topo: Northover/Trimble/Reconnaissance Ltd. 2020
 - Floodplain/Inundation Mapping: First Landing Location Hydrological Report, Tatham Engineering, 2021
 - Natural Heritage Features and Buffer: FRICORP Ecological Services, 2021
 - Preliminary SWM Locations: Tatham Engineering, 2021
 *These data supplied from Wellington County Online mapping and is approximate only

DATE: October 2021
SCALE: NTS
FILE: 19144A
DRAWN: JB



© 2021 MHC - South Fergus MESP and Secondary Plan/Structure Plan_20210917.dwg

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

FRICORP ECOLOGICAL SERVICES

TATHAM ENGINEERING

DESIGN VISION

A complete community that provides a gateway and corridor into Fergus with a focus on community connections through protection of natural features, trails and a mix of uses to support the planned growth in South Fergus.



DESIGN PRINCIPLES

- Provide for a complete and active community
- Create a gateway into Fergus and a mixed-use, higher density corridor along Tower Street
- Maintain, restore or, where possible, improve natural heritage features within the Study Area
- Plan for a range of housing options and densities which will contribute to the variety of housing types in Fergus
- Create a well-connected transportation network, including new collector roads and a comprehensive trail network through the Study Area
- Plan to accommodate a range of uses to contribute to the diverse economy
- Ensure an appropriate transition between the existing surrounding rural/agricultural area and the built-up area of Fergus

LAND USE TYPOLOGIES

LOW DENSITY RESIDENTIAL

- Permitted Uses:
 - Single detached, duplex, semi-detached
 - Street townhouses
 - Second and secondary dwelling units
 - Home businesses
- Density – up to 20 units/ ha
- Height – Maximum 3 storeys (11m)



MEDIUM DENSITY RESIDENTIAL

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



LAND USE TYPOLOGIES

MIXED USE CORRIDOR

- Permitted uses:
 - A broad range of compatible mix of commercial, retail, institutional and multiple dwelling residential uses, either on the same site or within the same building
- Floor Space Ratio – 0.6-2.0
- Height – Maximum 8 storeys



GATEWAY COMMERCIAL

- Permitted uses:
 - Full range of commercial and retail uses
 - Restaurants, health offices / clinics, personal services
 - Offices
 - Multiple dwelling residential above the ground floor of a permitted commercial use
- Floor Space Ratio – 0.6-2.0
- Height – Maximum 8 storeys
- Active uses at street level such as stores, restaurants and services
- Buildings oriented to the public street
- Parking accommodated underground or to the rear of the development



LAND USE TYPOLOGIES

INSTITUTIONAL

These areas accommodate Institutional uses that are of a neighbourhood or community scale

- Permitted Uses:
- Public and private elementary schools
- Public and private secondary and post-secondary educational facilities
- Long term residential care facilities
- Small-scale libraries, day care centers, and places of worship



LAND USE TYPOLOGIES

PARK & OPEN SPACE

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

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



NATURAL HERITAGE

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

- Permitted Uses:
 - Conservation activities; forest, fish, and wildlife management
 - Passive recreation activities (i.e. trails)
 - Collector Road crossing of Nichol Drain, subject to environmental study

DEVELOPABLE AREA



Figure #
Developable Area Plan

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

- Legend**
- Study Area (±153 ha)
 - Parcel Fabric*
 - Non-Participating Land Owners
 - Developable Area: 117.4 ha**
 - Developable Area
 - Non-Developable Area: 31.0 ha**
 - Natural Heritage Features and Natural Hazard Limit
 - 30 m Natural Heritage Feature Buffer
 - Centreline of Creek

SOURCES:
 -Mapbox (aerial view); Northrup/Hydro/Reynolds Geomatics Inc. (2021)
 -Flooded Hazard Mapping: Final Existing Condition Hydrogeological Report, Tatham Engineering, 2021
 -Natural Heritage Features and Buffer: FRICORP Ecological Services, 2021
 -Preliminary 2014 Land Use: Tatham Engineering, 2021
 *Natural Areas reported based on Wellington County Online mapping and is approximate only.

DATE: October 2021
SCALE: NTS
FILE: 15144A
DRAWN: JB



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MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

FRICORP
ECOLOGICAL SERVICES

TATHAM
ENGINEERING

LAND USE CONCEPT 1 – LOWER DENSITY



Land Use Concept 1

South Fergus Secondary Planning Area

LEGEND

- South Fergus Planning Area
- Property Lines (Approximate)
- Natural Heritage Features
- Creek
- Natural Hazard Limit

- Proposed Land Use**
- Low Density Residential - 55.9 ha
 - Medium Density Residential - 30.3 ha
 - Mixed Use Corridor - 18.8 ha
 - Institutional (School) - 3.3 ha
 - Natural Heritage - 32.0 ha
 - Park Locations
 - Preliminary SWM Locations
 - Trail Corridor
 - Proposed Collector Roads
 - Potential Roundabout
 - Property of Cultural Heritage Value or Interest

Date: Oct. 5, 2021
Project: 19144A



LAND USE CONCEPT 2 – HIGHER DENSITY



Land Use Concept 2

South Fergus Secondary Planning Area

LEGEND

- South Fergus Planning Area
- Property Lines (Approximate)
- Natural Heritage Features
- Creek
- Natural Hazard Limit

Proposed Land Use

- Low Density Residential - 68.7 ha
- Medium Density Residential - 27.6 ha
- Mixed Use Corridor - 15.7 ha
- Gateway Commercial - 3.1 ha
- Institutional (School) - 3.3 ha
- Natural Heritage - 32.3 ha
- Park Locations
- Preliminary SWM Locations
- Trail Corridor
- Proposed Collector Roads
- Potential Roundabout
- Property of Cultural Heritage Value or Interest

Date: Oct. 5, 2021

Project: 19144A



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

2010 WILSON AVENUE, SUITE 100, WILSON, ONTARIO
L9R 1X6 • TEL: 905.882.1111 • WWW.MHBC.COM

PRELIMINARY UNITS AND POPULATION

Land Use	Units	Estimated Population
Low Density Residential	950 - 975	2,950 – 3,000
Medium Density Residential	300 - 575	700 – 1,350
Mixed Use Corridor	500 - 800	795 – 1,300
Gateway Commercial	250 - 300	400 - 550
TOTAL	2,000 – 2,650	4,845 – 6,200

INPUT AND DISCUSSION

- Land Use Typologies
- Densities
- Collector Road Network
- Park Locations and Trail Network
- School Site

NEXT STEPS

- Preferred Land Use Concept
- Second Public Information Centre
- Prepare Urban Design Guidelines
- Prepare Fiscal Impact Assessment
- Draft MESP & Secondary Plan

MEETING SUMMARY

Technical Advisory Committee

South Fergus Master Environmental Servicing Plan and Secondary Plan

Meeting Date: October 6, 2021

Attendees: GRCA - Laura Warner
Township - Brett Salmon, Colin Baker
County - Meagan Ferris
Project Team – Dave Aston, Emily Elliott, Daniel Twigger, Michael Cullip, Rod Bilz

1. Project Status Update

- Milestones completed since first TAC Meeting include:
 - First PIC #1
 - Site Walk with TAC
 - Existing Conditions Report
- The Impact Assessment and Screening of Management Practices is underway.
- Land use options have been prepared for discussion and determination of a 'Preferred Plan'. Once the Preferred Plan has been determined, the fiscal impact assessment, design guidelines and servicing strategy will be prepared.

2. Structure Plan

- A Structure Plan was prepared as part of the Existing Conditions Study. This plan includes identification of constraints such as natural heritage features, natural hazards; potential stormwater management pond locations and potential collector road connections and alignments.
- The Structure Plan has informed the design consideration for the land use concepts.

3. Design Vision and Principles

- The vision for the Secondary Plan area is a well-connected and complete community that will accommodate a range of residential building types and densities as well as employment opportunities.
- Design principles will be detailed in the Urban Design Guidelines prepared through the MESP and Secondary Plan process. The design principles will:
 - Provide for a complete and active community
 - Create a gateway into Fergus and a mixed-use, higher density corridor along Tower Street
 - Maintain, restore or, where possible, improve natural heritage features within the Study Area
 - Plan for a range of housing options and densities which will contribute to the variety of housing types in Fergus

- Create a well-connected transportation network, including new collector roads and a comprehensive trail network through the Study Area
- Plan to accommodate a range of employment and commercial uses to contribute to the diverse economy
- Ensure an appropriate transition between the existing surrounding rural/agricultural area and the built-up area of Fergus
- These key principles will assist in determining the land use allocation.

4. Land Use Typologies

- Land Use Typologies for the Secondary Plan were presented and included:
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use Corridor
 - Gateway Commercial
 - Institutional – neighbourhood or community scale institutional uses
 - Parks and Open Space
 - Natural Heritage
- These land uses may be refined through the process to determine the preferred land use plan.

5. Land Use Plan Options

- The developable area was reviewed and confirmed it excludes natural heritage features and natural hazard limits as well as a 30m buffer from Natural Heritage Features. There is also one structure identified on the concepts as being of cultural heritage value or interest.
- Two land use plan options were presented, including a lower density and a higher density approach. Both concepts include higher density and a range of uses along Highway 6, the extension of McQueen Boulevard and lands for a new elementary school.
- Both options include a Collector Road Network which incorporates a connection to Highway 6 and a roundabout at the Highway 6 and 2nd line intersection. Local roads are to be determined through future plan of subdivision applications.
- Both options also include an integrated trail network, potential park locations and preliminary stormwater management facilities.
- A preliminary estimated population for the Secondary Plan Area was discussed and is anticipated to be over 6,000 people.

6. Discussion and Input on Land Use Options

Land Use Concept

- Township and County staff preferred the higher density concept.
- Township staff noted that the Secondary Plan Area has an opportunity for transit-ready density.
- Township staff recommended consideration of allowing small-scale commercial and retail uses (i.e. live-work) in residential designations through the Secondary Plan policies .

Employment

- The need to include employment uses is a priority for Township Council.

- Township staff confirmed that a business park should have an area of 5 acres, permit small manufacturing and prohibit outdoor storage.
- Employment uses or a business park to be included in the preferred concepts.

Transportation

- Township staff was generally supportive of the proposed Collector Road network, preferring the curvilinear approach from a traffic calming perspective.
- Township supported the use of roundabouts at collector road intersections and the intersection at Highway 6 and 2nd Line.
- Walkability was considered to be a key consideration in the Preferred Concept and Secondary Plan policies.
- Township staff recommended including cycling and pedestrian network in the Secondary Plan.
- Consideration of connections to the high school and future elementary school are to be incorporated in the Secondary Plan.

Servicing

- A sanitary outlet and watermain will need to be extended to Guelph Street. This could be accommodated through a servicing corridor/trail connection or the extension of McQueen to Guelph. It was discussed that the servicing corridor was preferred to avoid extending McQueen adjacent to existing homes along Guelph Street.
- The Transportation Impact Study and Secondary Plan were recommended to include traffic calming measures and considerations of policies regarding access to collector roads for residential uses.
- Township staff recommended considering the servicing strategy in regard to the Township EA related to the Union Street Waste Wastewater Pumping Station.

Parks and Trails

- Township Community Services Department to confirm preferred approach with respect to parkland allocation (i.e. size and type of parks).
- The preferred concept will show conceptual park locations. The Secondary Plan will refine park locations and include policies related to size.

Urban Rural Transition

- County staff recommended considering policies related to ensuring an appropriate transition to rural uses outside of the Secondary Plan Area.
- Suggested measures include landscape strip, dual fronting uses, street trees, and/or greater setbacks.

County Municipal Comprehensive Review Process

- The preferred land use plan and updated population and assumptions to be provided to County to assist in MCR process.
- County staff advised that through the MCR process, existing settlement areas and the urban structure across the County would be examined based on land needs.
- County staff to provide information related to employment projections.

7. Next Steps

- The immediate next step is the preparation of a preferred land use plan. This will be used to inform the MESP and impact assessment.
- The preferred land use concept will be circulated to County and Township staff for final feedback prior to completing Impact Assessment and Draft Secondary Plan.

Next Meeting: December 2021

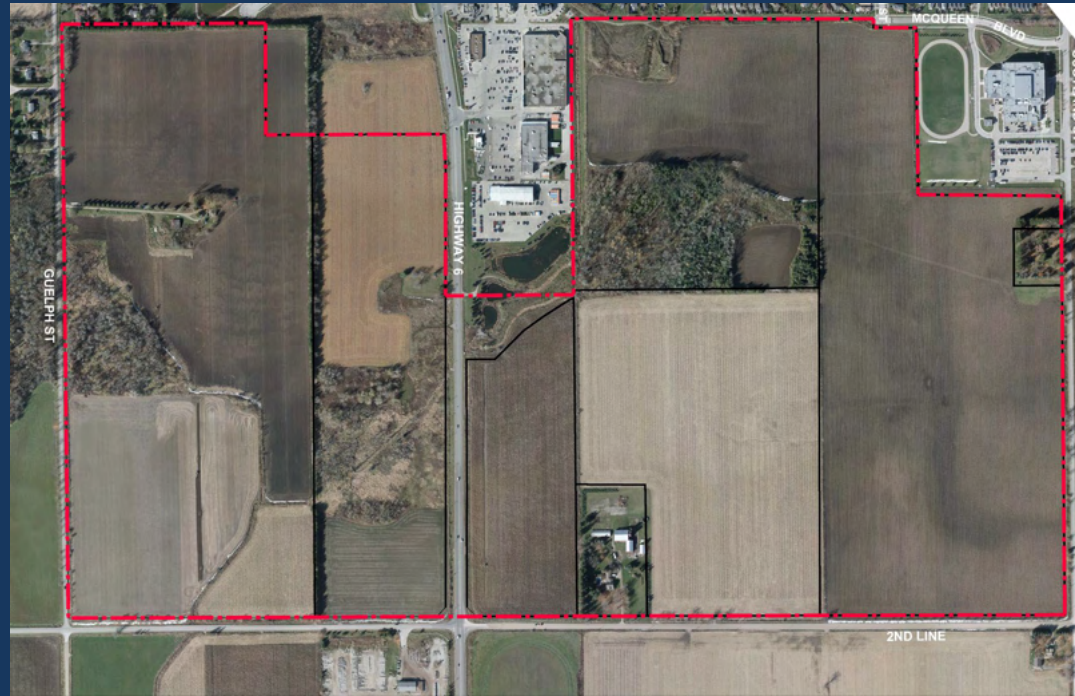
Meeting Summary Issued: November 25, 2021

Technical Advisory Committee Meeting 3

March 10, 2022

Presentation and Summary

SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



TECHNICAL ADVISORY COMMITTEE MEETING # 3

March 10, 2022



AGENDA

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

INTRODUCTION

Project Team



Planning, Cultural Heritage, Urban Design, Project Management



Environmental



Engineering



Financial



Archaeology

Technical Advisory Committee



Township of
Centre Wellington



Wellington
County



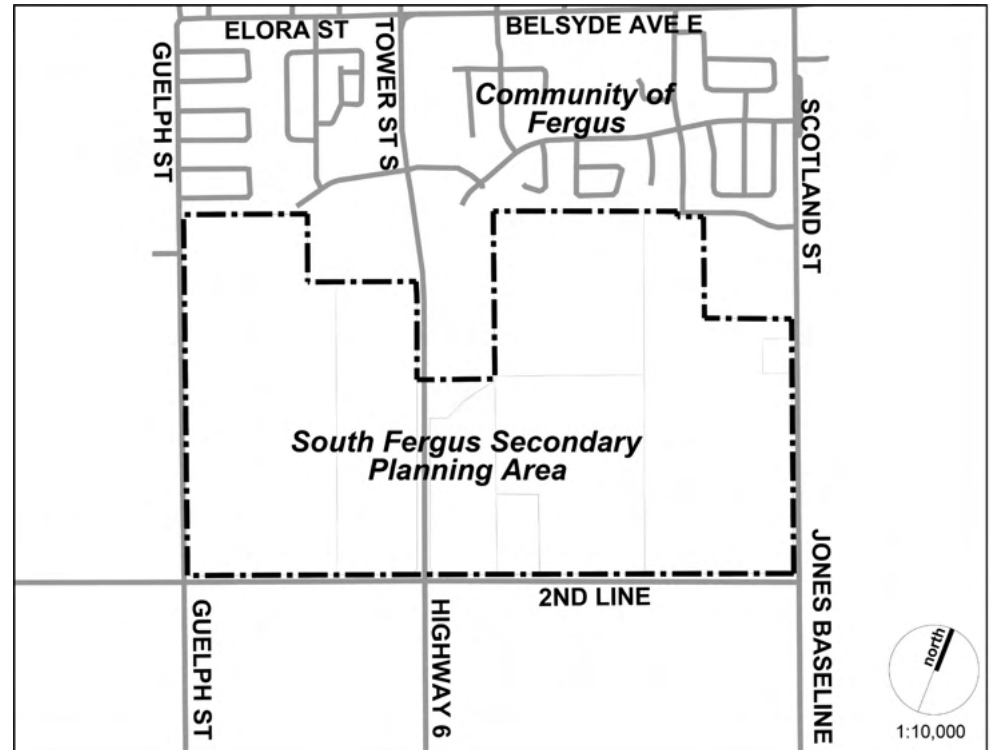
Grand River
Conservation Authority

STUDY PURPOSE

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

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

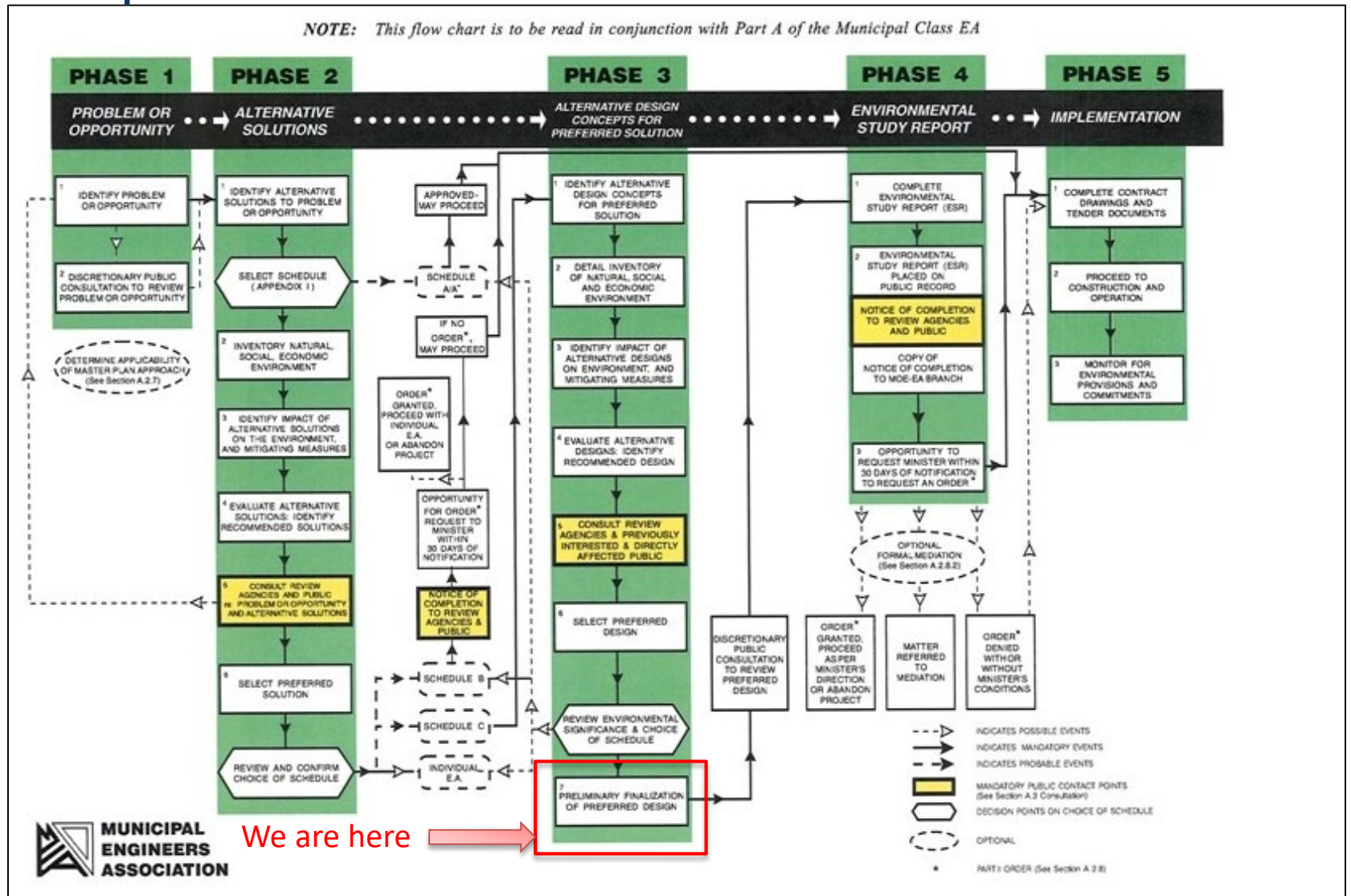
The MESP integrates infrastructure requirements for existing and future land use with environmental assessment planning principles.



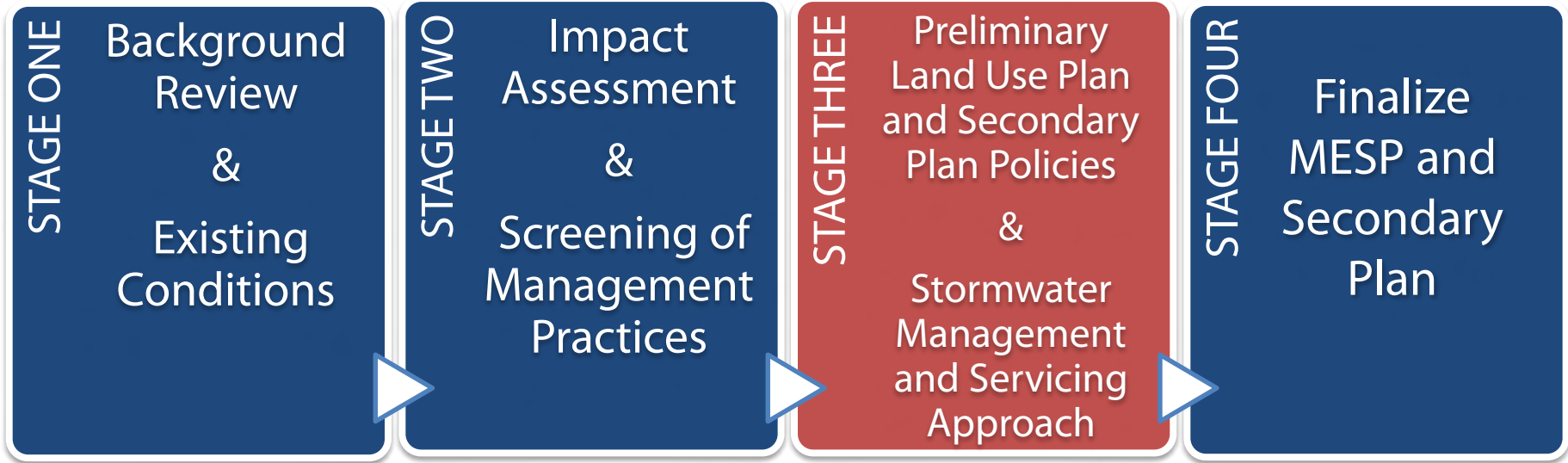
STUDY PROCESS

Municipal Class EA

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



STUDY PROCESS



IDENTIFICATION OF ALTERNATIVES

Considerations for Alternative Designs:

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

EVALUATION CRITERIA

Summary Evaluation Criteria to Determine Preferred Land Use Plan:

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

ALTERNATIVE DESIGN CONCEPTS

	OPTION 1	OPTION 2	OPTION 3
DENSITY	44 persons per hectare	56 persons per hectare	60 persons per hectare
COLLECTOR ROAD NETWORK	One connection to Guelph Street	One connection to Guelph Street	
	One connection to Scotland Street	One connection to Scotland Street	One connection to Scotland Street
	Two new connections to Second Line	Two new connections to Second Line	One new connection to Second Line
	Extension of McQueen to Second Line and Scotland Street	Extension of McQueen to Second Line and Scotland Street	Extension of McQueen to Guelph Street and Scotland Street
HIGHWAY 6 CORRIDOR	Mixed Use Corridor	Mixed Use Corridor	Mixed Use Corridor
HIGHWAY 6 & SECOND LINE	Mixed Use Corridor	Gateway commercial at northwest quadrant	Gateway commercial at northwest and northeast quadrants
OTHER			Provision for employment uses

The following were fixed in each of the land use scenarios:


















- Natural features and buffers
- Stormwater management facility locations

PREFERRED LAND USE PLAN

Preferred Land Use Plan

South Fergus Secondary Planning Area

LEGEND

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

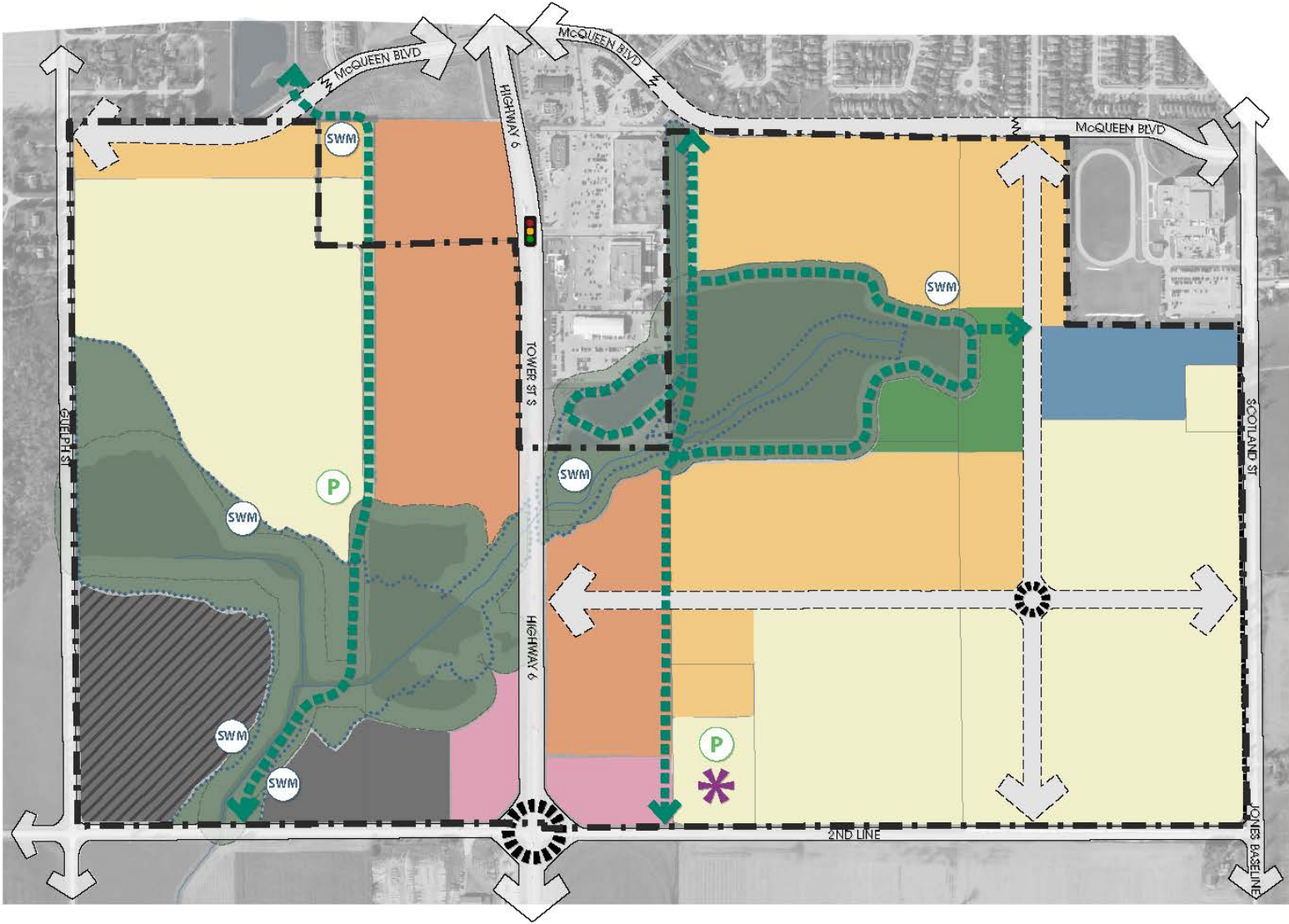
Date: March, 2022

Project: 19144A



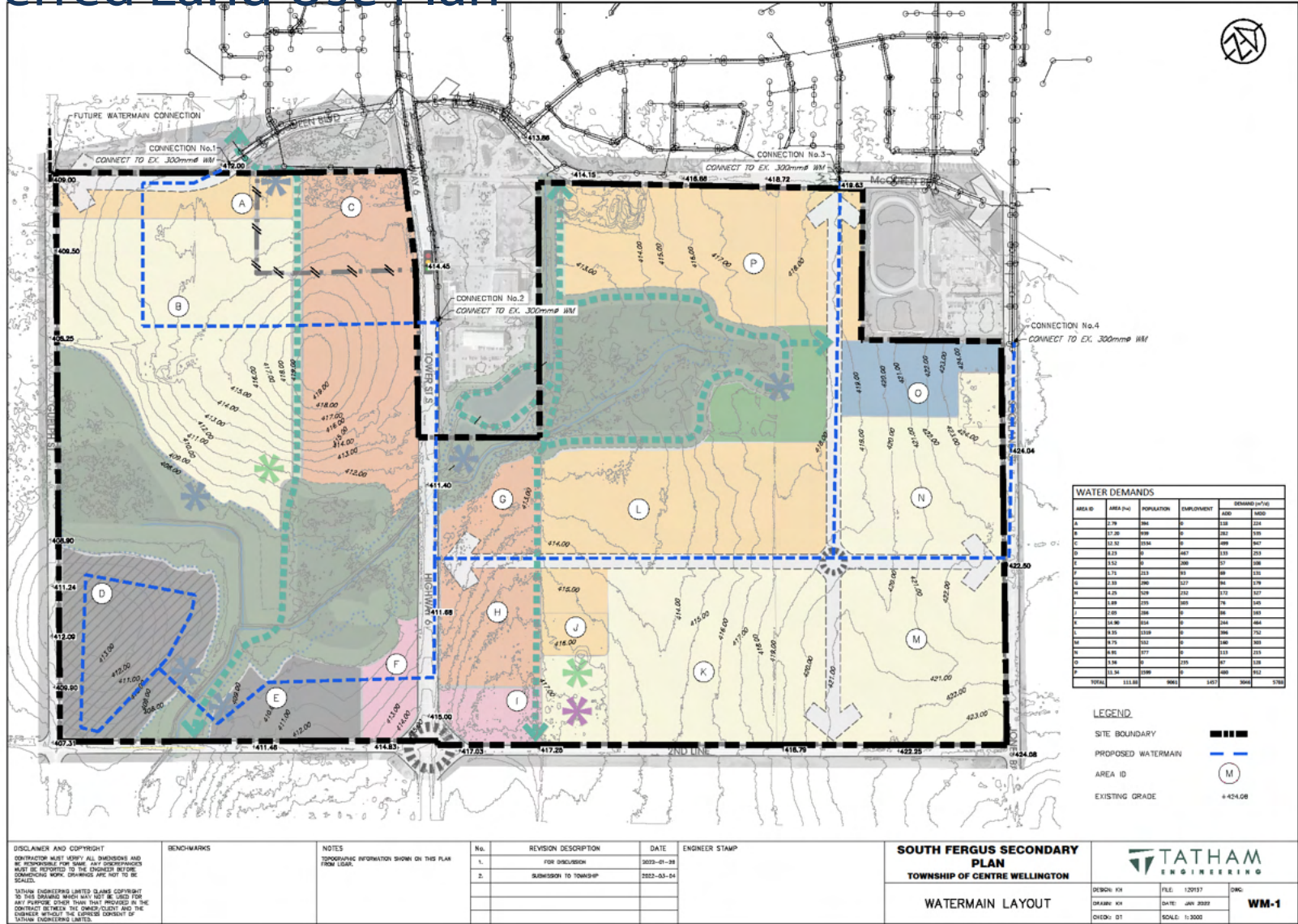
MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-541-BROADWAY, SUITE 201 - KITCHENER, ON N2B 2M1
P: 519.754.3500 F: 519.754.0121 WWW.MHBCPLAN.COM



WATERMAIN LAYOUT

Preferred Land Use Plan



WATER DEMANDS				
AREA ID	AREA (ha)	POPULATION	EMPLOYMENT	DEMAND (m³/d)
A	2.76	94	0	225
B	17.26	568	0	282
C	33.32	1034	0	489
D	4.23	0	462	133
E	15.2	0	288	57
F	1.75	213	89	88
G	2.33	280	127	94
H	4.25	219	212	172
I	1.38	125	68	74
J	2.09	288	0	95
K	14.96	514	0	244
L	9.35	1339	0	386
M	9.75	562	0	365
N	4.91	227	0	113
O	1.34	0	125	87
P	33.34	1036	0	489
TOTAL	113.8	5843	147	3044

- LEGEND**
- SITE BOUNDARY
 - PROPOSED WATERMAIN
 - AREA ID M
 - EXISTING GRADE +424.08

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BENCHMARKS

NOTES
 TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN FROM LEGAL.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	FOR DISCUSSION	2023-01-28	
2.	SUBMISSION TO TOWNSHIP	2023-03-04	

SOUTH FERGIS SECONDARY PLAN
 TOWNSHIP OF CENTRE WELLINGTON

WATERMAIN LAYOUT

TATHAM ENGINEERING

DESIGN: KH	FILE: 120197	DRG:
DRAWING: KH	DATE: JAN 2023	WM-1
CHECK: DT	SCALE: 1:3000	

SANITARY DRAINAGE PLAN

Preferred Land Use Plan



FLOW AREAS		
DISCHARGE LOCATION	CATCHMENT AREA	TOTAL AREA (ha)
EXISTING TRUCK SANITARY SEWER TO LARSON ST. SPIS	1	11.34
EXISTING TRUCK SANITARY SEWER	2	23.82
SEWAGE PUMP STATION 1 (SPS1)	3,4,5,6	76.72

PEAK FLOWS				
AREA BY CATCHMENT ID	AREA (ha)	POPULATION	EQUIPMENT	PE (L/S)
A1	11.34	1399	0	88.4
A2	11.34	1399	0	20.8
TOTAL	11.34	1399	0	20.8
B1	2.79	384	0	3.1
B2	11.14	833	0	8.1
B3	2.87	380	0	13.2
TOTAL	23.82	2600	0	24.4
TOTAL @ SPS1	23.82	2600	0	24.4
C1	8.05	108	0	1.8
C2	8.45	104	0	7.5
TOTAL	30.48	862	0	11.3
D1	8.23	0	867	3.1
D2	10.04	8,23	0	487
TOTAL	18.27	0	867	3.1
E1	1.52	0	288	1.3
E2	3.71	213	99	2.9
TOTAL	5.23	213	288	4.2
F1	2.33	286	127	1.9
F2	8.25	329	232	7.1
F3	2.18	215	103	1.2
F4	2.83	288	0	3.7
F5	14.86	814	0	18.3
F6	8.35	1339	0	17.8
F7	8.75	102	0	8.8
F8	8.91	177	0	4.8
D16	1.36	0	225	1.8
TOTAL	54.77	2382	867	58.3
TOTAL @ SPS1	38.72	5407	587	77.4

LEGEND

- SITE BOUNDARY: [Red dashed line]
- CATCHMENT BOUNDARY: [Red solid line]
- AREA ID: (M)
- FORCEMAIN: [Black dashed line]
- DRAINAGE DIRECTION: [Black arrow]
- EXISTING GRADE: [Elevation with arrow]
- AREA IN HECTARES (ha): [Circle with #]
- POPULATION: [Circle with #]
- EMPLOYMENT: [Circle with #]

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REVISION	DATE	ENGINEER STAMP
1.	2022-01-28	
2.	2022-03-04	

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	FOR DISCUSSION	2022-01-28	
2.	SUBMISSION TO TOWNSHIP	2022-03-04	

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	FOR DISCUSSION	2022-01-28	
2.	SUBMISSION TO TOWNSHIP	2022-03-04	

SOUTH FERGUSS SECONDARY PLAN
 TOWNSHIP OF CENTRE WELLINGTON
SANITARY DRAINAGE PLAN

TATHAM ENGINEERING

DESIGN: KH FILE: 120137 DWG:
 DRAWING: KH DATE: JAN 2022 SAN-1

STORM DRAINAGE PLAN & LAYOUT

Preferred Land Use Plan



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BENCHMARKS

NOTES
 INFORMATION SHOWN ON THIS PLAN FROM LEAD

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	FOR DISCUSSION	2023-07-28	
2.	SUBMISSION TO TOWNSHIP	2023-03-04	

SOUTH FERGUS SECONDARY PLAN
TOWNSHIP OF CENTRE WELLINGTON
STORM DRAINAGE PLAN AND LAYOUT

TATHAM ENGINEERING

DESIGN: JP FILE: 12057 DWG:
 DRAWN: KH DATE: JAN 2023
 CHECK: DT SCALE: 1:3000 **STM-1**

ANTICIPATED POPULATION AND JOBS

Preferred Land Use Plan

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

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

LAND USE DESIGNATIONS

Preferred Land Use Plan

LOW DENSITY RESIDENTIAL

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



MEDIUM DENSITY RESIDENTIAL

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



LAND USE DESIGNATIONS

Preferred Land Use Plan

MIXED USE CORRIDOR

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

GATEWAY COMMERCIAL

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



LAND USE DESIGNATIONS

Preferred Land Use Plan

INSTITUTIONAL

These areas accommodate Institutional uses that are of a neighbourhood or community scale

- Permitted uses include:
 - Elementary, secondary, post-secondary schools
 - Long term residential care facilities
 - Small-scale libraries, day care centres, and places of worship

BUSINESS PARK

Permitted uses:

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



LAND USE DESIGNATIONS

Preferred Land Use Plan

PARK & OPEN SPACE

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

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

NATURAL HERITAGE

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

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



DISCUSSION AND INPUT

- Preferred Land Use Plan
- Servicing and Stormwater Management Strategy
- Collector Road Network
- County Official Plan Review Process
- Public Information Centre #2
- Timing

NEXT STEPS

- Public Information Centre #2
- Prepare draft MESP and Secondary Plan and circulate for agency review
- Finalize and submit MESP and Secondary Plan
- MESP and Secondary Plan considered by Township Committee of the Whole

COMMENTS AND QUESTIONS

MEETING SUMMARY

Technical Advisory Committee
South Fergus Master Environmental Servicing Plan and Secondary Plan
Meeting Date: March 10, 2022

Attendees: Township - Brett Salmon, Colin Baker
County – Aldo Salis, Sarah Wilhelm
GRCA - Laura Warner
Project Team – Dave Aston, Emily Elliott, Daniel Twigger, Michael Cullip

1. Project Status Update

- The milestones completed since the previous TAC Meeting (October 6, 2021), include:
 - Developed and assessed alternative land use options to determine preferred land use plan
 - Prepared a preliminary servicing approach for the preferred land use plan
 - Prepared population and employment density estimates
 - Prepared draft Secondary Plan policies
- The MESP and Secondary Plan Report is underway, including the Fiscal Impact Assessment, Design Guidelines and Master Servicing Plan.
- MHBC provided a presentation (attached) that addressed the following:

Development and Assessment of Alternatives

- The alternatives were based on the previously prepared Structure Plan. Many of the Secondary Plan details were ‘fixed’, including: the extent of natural features, buffers and floodplains, the general location of stormwater management facilities and components of the collector road network.
- Analysis of each alternative was based on the following considerations: natural environment, socio-economic; cultural environment, transportation, municipal services and financial.
- Certain aspects of the evaluation were consistent in all alternatives, for example there were no archaeological constraints and one property of cultural heritage value or interest.
- The MESP and Secondary Plan Report will provide a complete discussion of the evaluation criteria, including how they were considered in the preferred option.
- Three options were considered in determining the preferred land use plan. These options included a lower density option (Option 1) and two higher density options (Options 2 and 3).
- The most significant variations in terms of alternative scenarios related to allocation of density, distribution of land uses, scale and intensity of uses, and parkland requirements.
- To achieve a higher density within the Study Area, Options 2 and 3 assessed a different land use mix and intensity of uses within the lands along Highway 6 that are planned to function as a Mixed Use Corridor.
- Employment uses were included in one of the higher density alternatives (Option 3).
- The ‘Do Nothing’ approach was considered, however, given that the Secondary Plan Area is identified as a future development area in the Official Plan it will not be considered as an option.

Overview of Preferred Land Use Plan

- The intent is to focus intensification along the Highway 6 Corridor and establish a gateway to Fergus. This includes Gateway Commercial lands at the intersection of Highway 6 and Second Line and a Mixed Use Corridor along Highway 6.
- A Community Park has been incorporated, per Township's previous comments. The Community Park is located adjacent to the future elementary school and has been sized to accommodate two soccer fields.
- The cultural heritage structure is identified and designated Low Density Residential. There is a neighbourhood park to the rear and a trail to the west to create an area that recognizes the heritage structure.
- The Urban Design Guidelines will include direction on traffic calming for Collector Roads. Specific traffic calming on the Collector Road segment between the school and the park will be recommended.
- Employment uses are accommodated through the Gateway Commercial and Mixed Use Corridor lands as well as a Business Park on the west side of the plan. A special policy is proposed for a portion of the Business Park to allow for consideration of residential land uses, subject to additional employment lands being added within the Township, through a Municipal Comprehensive Review.
- The Natural Heritage designation, as confirmed by the GRCA, is delineated and includes features, floodplains and associated buffers.
- The preferred land use plan is based on 60 persons per hectare
- The intention for Mixed Use Corridor and Gateway Commercial is to allow a maximum Floor Space Ratio of 2.0 and a maximum height of 8 storeys. Within the Mixed Use Corridor, residential uses would be permitted as 'standalone' whereas within the Gateway Commercial designation, residential uses would be permitted above the ground floor of a mixed-use building.
- The Business Park is intended to include uses like light manufacturing, research and development and not permit heavy manufacturing. The comment was made that there are no existing designations as proposed and the Secondary Plan will establish the policy framework.

Infrastructure – Servicing and Transportation

- The servicing strategy has been prepared based on preferred land use scenario:
 - Water servicing is a 'looped' system
 - Sanitary drainage has two phases based on existing conditions. Lands to the south of the natural area drain to a pumping station which pumps back up to the forcemain for the Union Street facility.
 - The preferred location for new stormwater management facilities were identified.
- A forcemain is shown within the Natural Heritage designation. However, this forcemain is proposed within the buffer area as opposed to the natural feature. The final report will include a detail and impact analysis related to the location of this forcemain.
 - A preferred Collector Road network has been prepared.
 - Local road or minor collector connections to the external road network are anticipated on Guelph Street and Second Line. No additional connections to Scotland Street or Highway 6 are planned.
- Design considerations will address residential development along Scotland Street and Second Line, including the use of partial window streets. No driveways or rear yards with fencing will be permitted along these streets.

- An additional connection to Highway 6 on the east is not planned due to concerns related to distances to other intersections and MTO requirements.
- A new east/west corridor across the west side of the Study Area is not planned. To the west of Guelph Street is a large wetland so a future Collector Road connection is not anticipated.
- The transportation system is being reviewed as part of the final Report. This review includes recommendations related to upgrades to the current system required to accommodate the planned development. All identified intersection and associated improvements to 2039 and 2049 will be identified in the final report.
- Cross sections for collector roads and local roads in the Study Area will also be prepared as part of this review.

TAC Comments Preferred Land Use Plan

- The mix of land use mix is generally acceptable. Consideration of higher density employment or additional employment lands was suggested.
- It was suggested to consider incorporating policies in the Mixed Use Corridor designation requiring a minimum percentage of commercial floor area within the designation.
- The land use designation for lands to the north of the Loblaw property and south of McQueen Boulevard should be reviewed and confirmed as part of the Secondary Plan.
- The elementary school should be designated Low Density Residential, as the Township does not have an Institutional designation. The location of the proposed school was not raised as a concern.
- The Urban Design Guidelines should include consideration of the urban to rural transition along Second Line and Scotland Street.
- There may be an opportunity to include higher density uses at northwest corner of Scotland Street and Second Line
- Comments regarding the proposed Special Policy within the Business Park designation are to be provided and further discussed with the County. County staff understood the objective but would like to further discuss the policy implementation.
- An engineering discussion is to occur to assess matters related to: overall servicing strategy and assumptions, capacity of existing infrastructure, location of pumping station(s), and update on Union St pumping station.

2. County Municipal Comprehensive Review

- The County needs to consider the Business Park and Mixed Use Corridor designations through the MCR process in order to accurately forecast the anticipated number of jobs.
- The County's Land Needs Assessment is anticipated to be available to the public within the next month.
- The preferred land use plan and draft Secondary Plan to be provided to Watson and Associates for consideration in the MCR.
- MHBC to coordinate a follow-up discussion with County and Township staff.

3. Public Information Centre

- The second Public Information Centre is planned for late March or early April.
- The purpose of PIC2 is to describe alternatives, evaluation criteria and present preferred land use scenario and servicing strategy.
- Draft Notice of PIC2 will be circulated to TAC for review and comment.

- The notice will be issued approximately 20 days in advance of meeting. It will be posted on Connect CW and in Wellington Advisor for two weeks.

Meeting Summary Issued: March 11, 2022

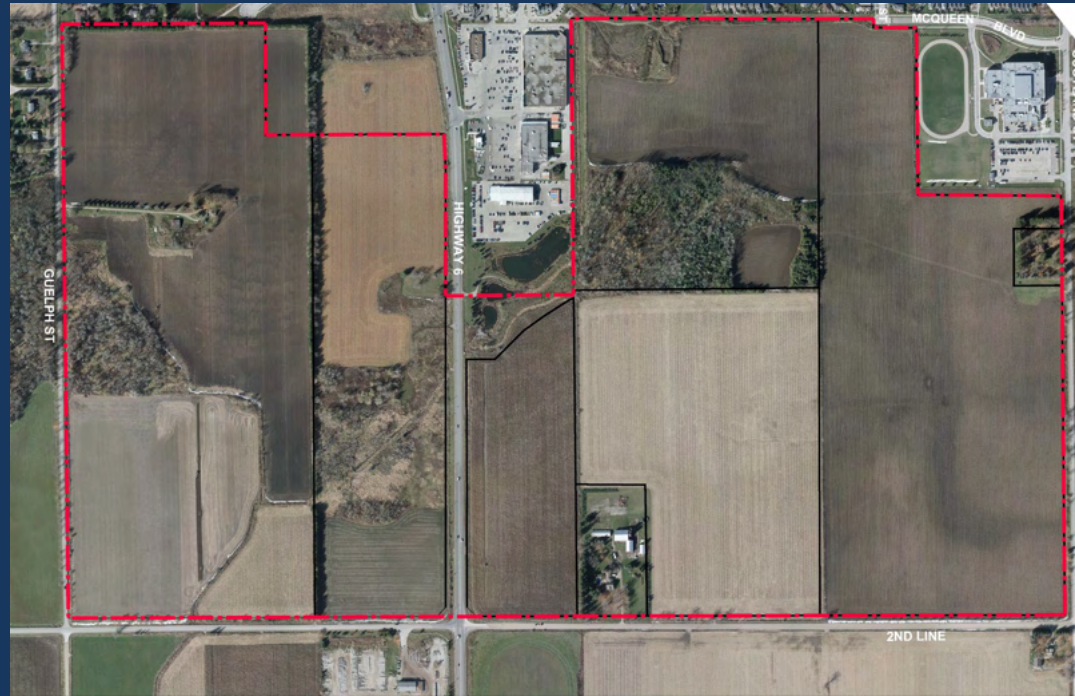
TAC Presentation Attached

Technical Advisory Committee Meeting 4

May 4, 2023

Presentation and Summary

SOUTH FERGUS MASTER ENVIRONMENTAL SERVICING PLAN AND SECONDARY PLAN



TECHNICAL ADVISORY COMMITTEE MEETING

May 4, 2023



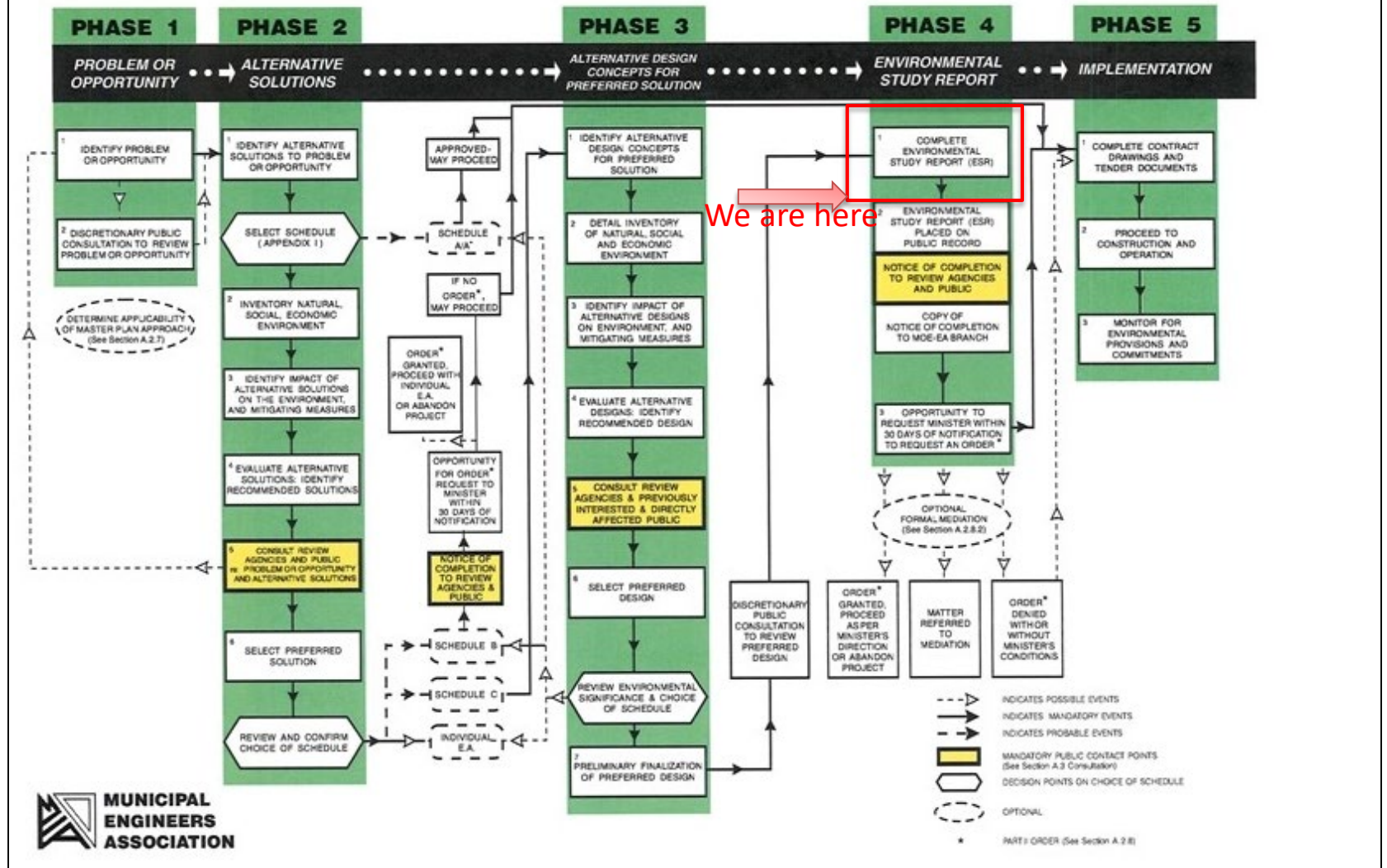
AGENDA

- Project Status Update
- Review Preferred Land Use Plan
- Servicing Strategy Overview
- Stormwater Management Strategy Overview
- Transportation
- Draft Secondary Plan
- Next Steps and Timing

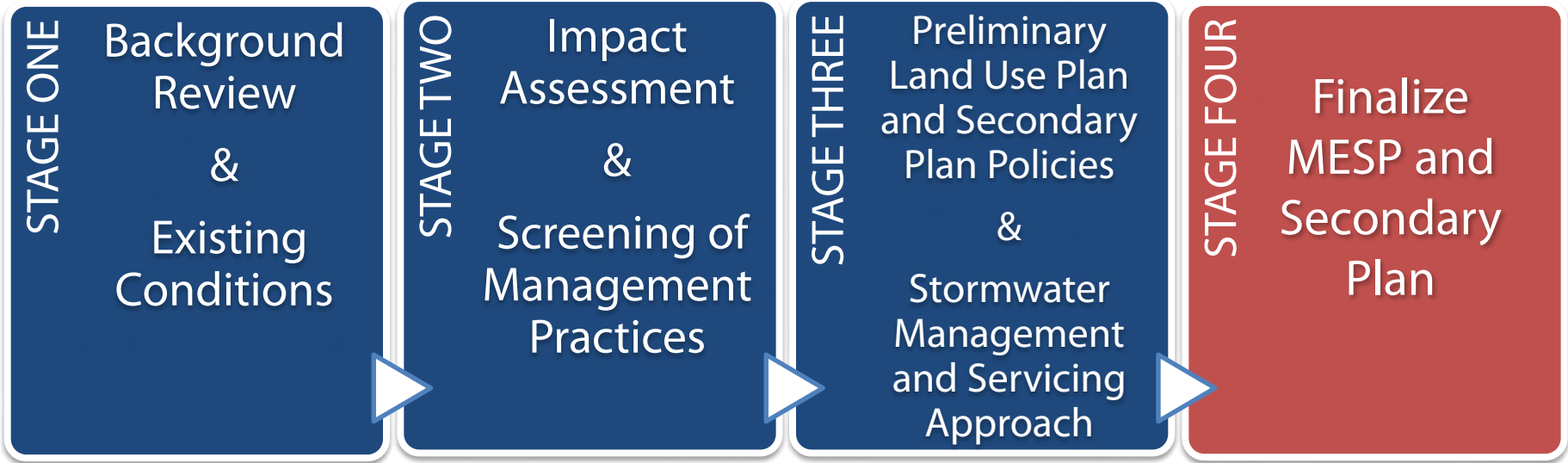
STUDY PROCESS

Municipal Class EA

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



STUDY PROCESS



PREFERRED LAND USE PLAN



PREFERRED LAND USE PLAN

LAND USE DESIGNATION	UNITS	ESTIMATED POPULATION
Low Density Residential	953	2,949
Medium Density Residential	871	2,100
Mixed Use Commercial	1,106	1,765
Gateway Commercial	158	252
TOTAL	3,088	7,066
DENSITY TARGET	60 persons per hectare	

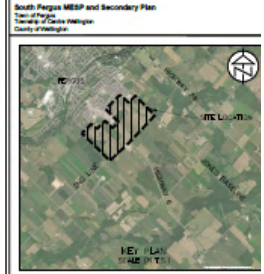
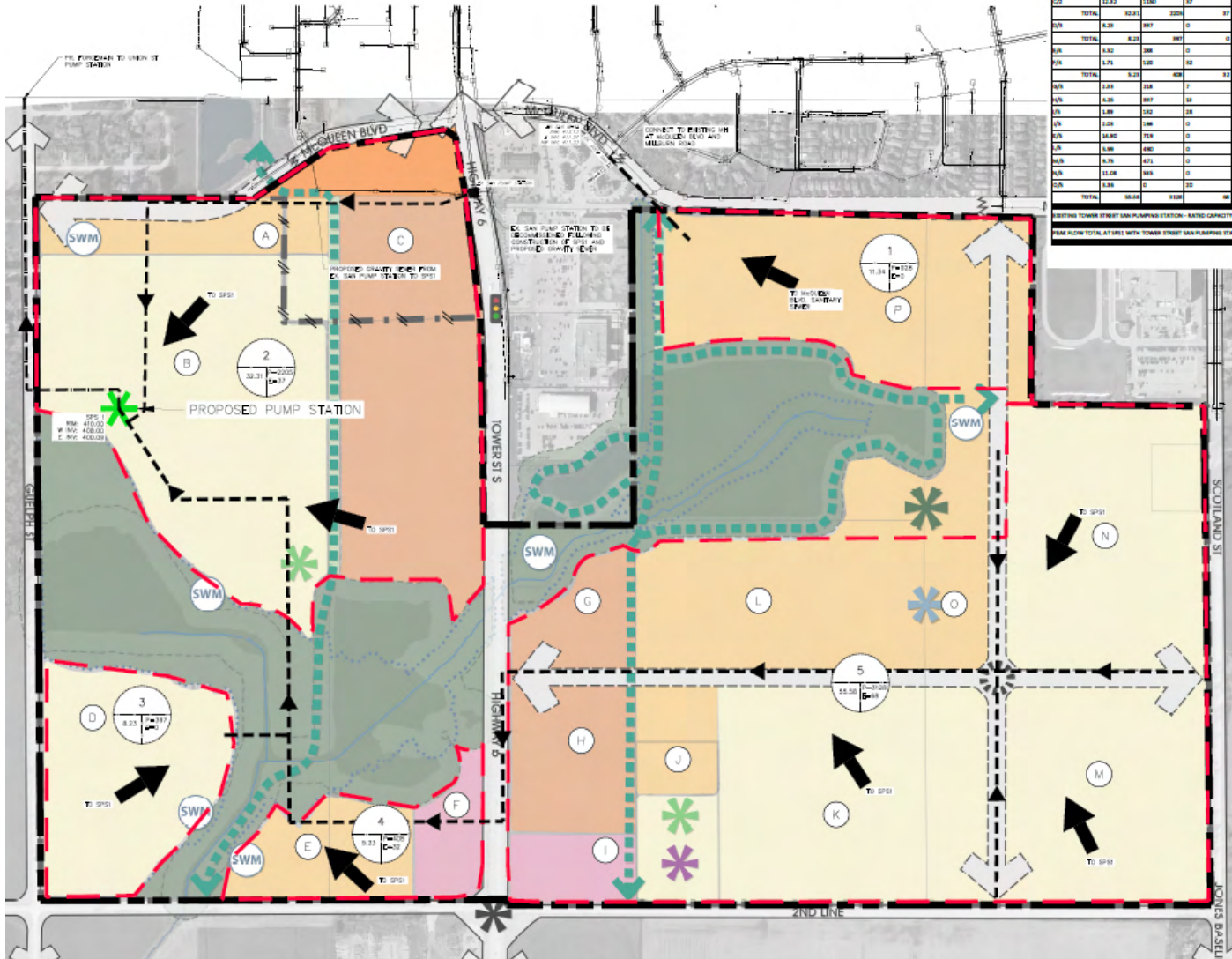
LAND USE DESIGNATION	ESTIMATED JOBS
Mixed Use Commercial	57
Gateway Commercial	60
Future School Site	20
TOTAL	137 jobs

SANITARY DRAINAGE PLAN

FLOW AREAS		
DRAINAGE LOCATION	CATCHMENT AREA	TOTAL AREA (ha)
EXISTING SANITARY DRAIN	1	11.34
NEW SANITARY DRAIN	2	11.34
TOTAL		22.68

PEAK FLOWS						
AREA/LOC	AREA (ha)	POPULATION	EMPLOYMENT	INDUSTRY	COMMERCIAL	RESIDENTIAL
P1	11.34	828	0	0	0	828
TOTAL	11.34	828	0	0	0	828
TOTAL	22.68	1656	0	0	0	1656

AREA/LOC	AREA (ha)	POPULATION	EMPLOYMENT	INDUSTRY	COMMERCIAL	RESIDENTIAL
A1	2.79	228	0	0	0	228
A2	2.79	228	0	0	0	228
A3	2.79	228	0	0	0	228
A4	2.79	228	0	0	0	228
A5	2.79	228	0	0	0	228
A6	2.79	228	0	0	0	228
A7	2.79	228	0	0	0	228
A8	2.79	228	0	0	0	228
A9	2.79	228	0	0	0	228
A10	2.79	228	0	0	0	228
A11	2.79	228	0	0	0	228
A12	2.79	228	0	0	0	228
A13	2.79	228	0	0	0	228
A14	2.79	228	0	0	0	228
A15	2.79	228	0	0	0	228
A16	2.79	228	0	0 </tr		



LEGEND

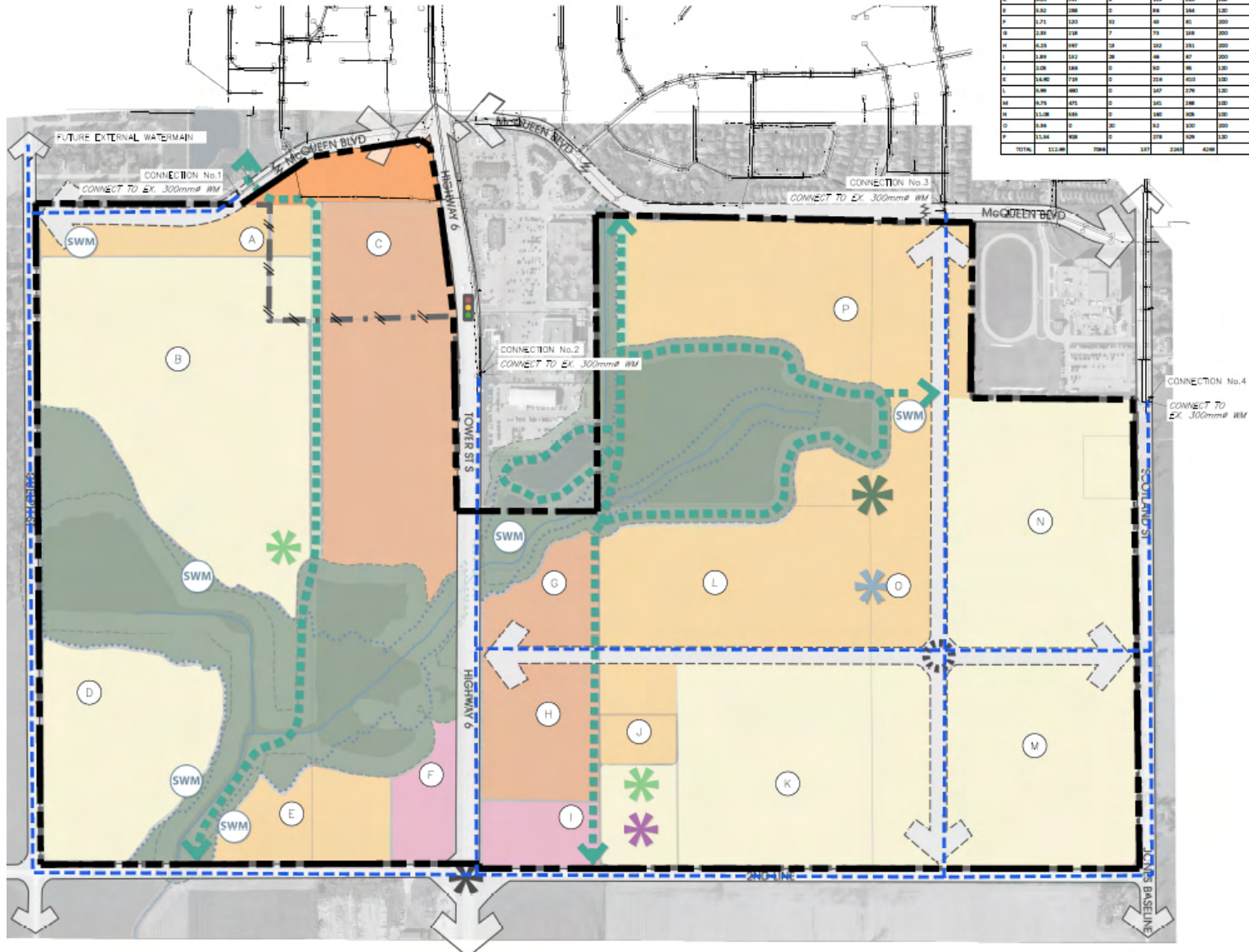
- ITE BOUNDARY
- CATCHMENT BOUNDARY
- AREA ID
- SANITARY MAIN
- FORCE MAIN
- DRAINAGE SECTION
- CATCHMENT
- POPULATION EMPLOYMENT

Note: Proposed pump station location for further discussion

DATE: JAN 14, 2023
 SCALE: 1:500
 PLAN: 0001
 DRAWN: JH

PLANNED URBAN DESIGN & LANDSCAPE ARCHITECTURE
 MHBC

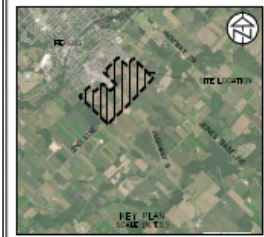
WATERMAIN LAYOUT



WATER DEMANDS						
AREA ID	AREA (m ²)	POPULATION	EMPLOYMENT	DEMAND (L/SEC)	DEMAND (L/SEC)	SUBMITTED FIRE FLOW (L/SEC)
A	2,76	228	0	49	282	120
B	27,20	427	0	248	471	120
C	12,02	1150	37	184	728	200
D	6,28	187	0	124	228	120
E	6,82	288	0	84	284	120
F	3,71	120	0	49	85	200
G	2,88	228	0	79	282	200
H	6,28	187	0	84	282	200
I	2,84	222	0	82	87	200
J	2,88	288	0	84	86	200
K	14,82	728	0	224	422	120
L	6,88	482	0	147	276	120
M	6,78	471	0	142	288	120
N	11,28	588	0	180	388	120
O	6,88	0	0	82	302	200
P	22,84	68	0	278	68	120
TOTAL	122,88	7284	37	121	2284	4200

WATERMAIN LAYOUT

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



LEGEND

- ITC BOUNDARY
- PROPOSED SERVICE WATERMAIN
- AREA ID

BASED ON: TOPOGRAPHIC SURVEY (TATHAM) CONDUCTED WITH TOPOGRAPHIC MARKS (OVER 4000/PHOTOGRAPHIC SURVEY LTD.)

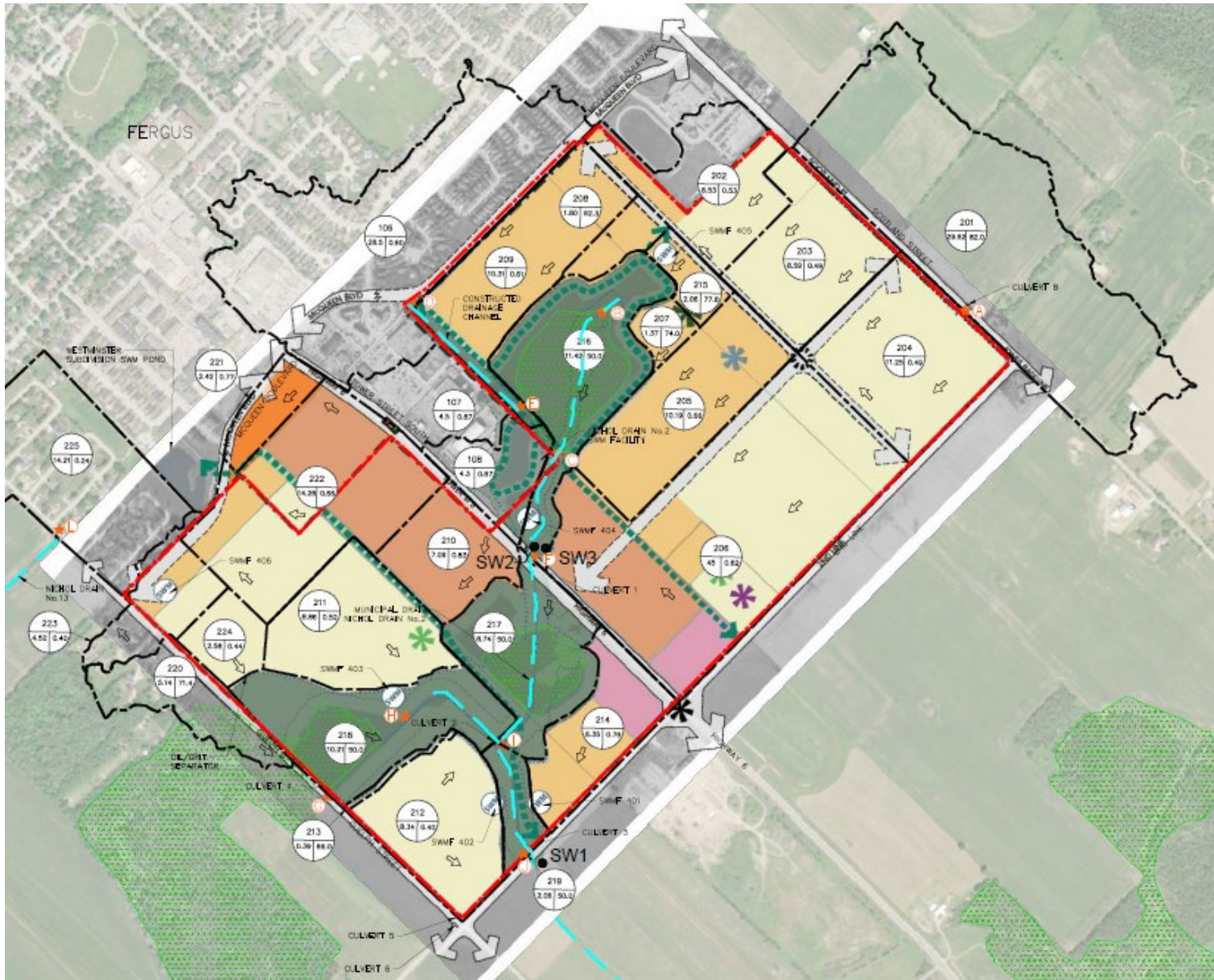
DATE:	JAN 14, 2021
SCALE:	1:200
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PLANNING
MHC ARCHITECTURE

FRICORP

TATHAM

DRAINAGE PLAN



LEGEND

- SOUTH FERGUS SECONDARY PLAN AREA
- OVERLAND FLOW DIRECTION
- CATCHMENT BOUNDARY
- WETLANDS
- CATCHMENT ID
- CURVE NUMBER / IMPERVIOUS FRACTION
- CATCHMENT AREA
- SW STREAMFLOW MONITORING LOCATION
- POINT OF INTEREST

CULVERTS

CULVERT 1:	3.02m X 1.82m BOX CULVERT
CULVERT 2:	1.2m \emptyset CSP
CULVERT 3:	3.0m X 2.0m BOX CULVERT
CULVERT 4:	0.55m \emptyset & 0.6m \emptyset HDPE
CULVERT 5:	TO BE DETERMINED
CULVERT 6:	TO BE DETERMINED
CULVERT 7:	TO BE DETERMINED
CULVERT 8:	0.45m \emptyset CSP
CULVERT 9:	0.45m \emptyset CSP

TRANSPORTATION

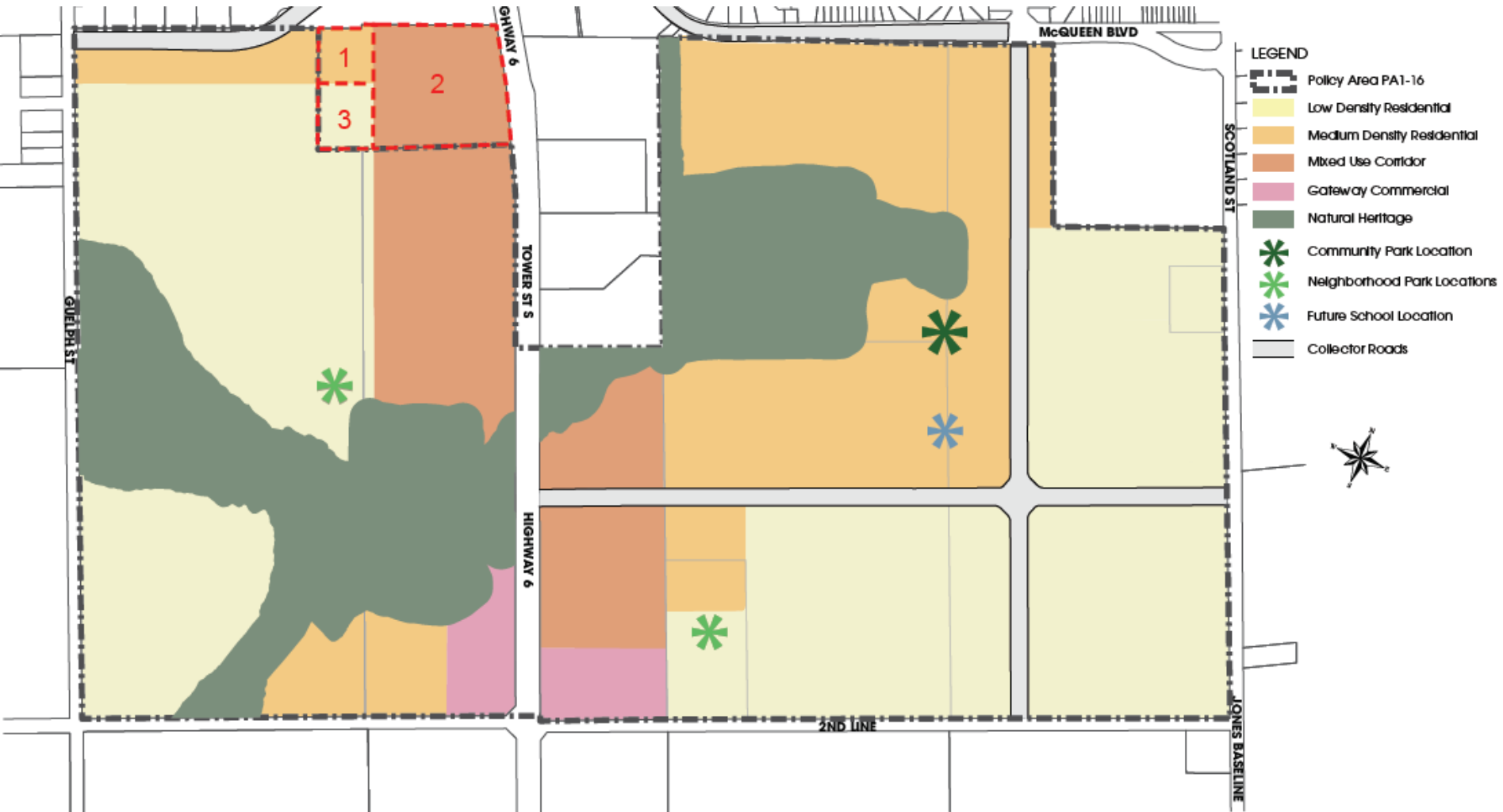


South Fergus MESP & Secondary Plan

BIOLOGICAL MONITORING



SECONDARY PLAN



Lands Outside of Policy Area PA1-16 to be Redesignated

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

NEXT STEPS AND TIMING DISCUSSION

- TAC Meeting - May 4, 2023
- Circulation to departments and agencies
- PIC 3 – May 16, 2023
- Final Submission
- Township Council
- Notice of Study Completion

DISCUSSION

MEETING SUMMARY

Technical Advisory Committee
South Fergus Master Environmental Servicing Plan and Secondary Plan
Meeting Date: May 5, 2023

Attendees: Township - Brett Salmon, Mariana Iglesias, Ray Kirtz (Triton Engineering), Dustin Lyttle (Triton Engineering)
County – Sarah Wilhelm
GRCA - Laura Warner, Jessica Conroy
Project Team – Dave Aston, Emily Elliott, Daniel Twigger, Michael Cullip

1. Project Status Update

- The Class EA process is nearing completion.
- Phase 5 of the EA Process (Implementation) is to occur through individual Plan of Subdivision applications.
- Next steps include final PIC, public meeting and Council consideration.

2. Preferred Land Use Plan

- The Preferred Land Use Plan is largely the same as presented at the last TAC Meeting, with the exception of the southwest corner which has been changed from Business Park to Low Rise Residential
- The target density is 60 units per hectare which results in approximately 3,000 units, 7,000 people and 137 jobs.

3. Sanitary Drainage

- The proposal is to take catchment Area P (northeast) and drain it to the existing sanitary sewer on McQueen Boulevard and extend services to existing pumping station on Tower Street.
- The Township requested if/when details on design are available to have a better understanding of the population to be directed to existing infrastructure.
- There was a discussion on options to remove the proposed sewage pumping station. It was discussed that the challenge with this option is that excessively deep sewers would be required as they would need to go under Nichol Drain No. 2 with sufficient cover.
- Triton Engineering (for the Township) advised that they would review options and determine if another alternative should be pursued. This includes an option to approach and adjacent landowner.
- Ultimately, the discussion was that the Township's preferred option is a gravity sewer.
- A follow-up meeting with engineering staff and the project team will be coordinated to consider alternatives and potential solution.
- For the purpose of the PIC, a note will be added to the Sanitary Drainage figure to indicate that alternatives for the sewage pumping station are still being explored.

4. Watermain Layout

- It is proposed that new watermains will connect at existing connection points surrounding the development (Scotland, Tower, McQueen Boulevard and a future connection on Guelph).
- Phasing will be required to align with well construction.
- No concerns were raised with the proposed watermain layout.

5. Storm Drainage

- The Storm Drainage Plan contemplates draining Area P (northeast) to the existing stormwater management pond, constructed for the existing commercial development on Tower Street.
- It was confirmed that the existing pond for Area P was designed to include these lands. It was agreed that analysis to confirm functionality of the pond and level of sedimentation may be required at detailed design stage.
- An additional water quality pond is required for development of the remaining lands on the east side of Tower Street. The wetland will provide quantity control.
- Stormwater management on the west side of Tower Street includes a planned new stormwater management facility and three stormwater management ponds. At detailed design alternative options such as underground storage and LIDs may be explored. Design criteria and treatment and control expectations are set out in the MESP.
- External improvements include roadside ditch improvements on Guelph Street.
- The stormwater management design was prepared on a watershed basis. By providing necessary control on west side, the plan over controls flows that drain under the culvert. At each key points in the study area a hydrograph was used to ensure peak flows are not increased.
- It was confirmed that the external Catchment Area 201 was modelled based on existing conditions.
- It was confirmed that Nichol Drain 13 may require further assessment at the detailed design stage to confirm the ability to accommodate flows and to confirm the size of the culvert crossing at Guelph Street.
- The Township requested that the Geomorphic Assessment be updated to include a statement that Nichol Drain 2 can handle the proposed flows.
- The GRCA confirmed that comments are forthcoming.
- No concerns were raised with the proposed storm drainage strategy.

6. Transportation

- Transportation Plan identifies where improvements are required and when, based on intersection improvements and queue operations. Improvements identified include:
 - The widening Highway 6 to a four-lane road with two lanes in each direction.
 - A signal at the intersection of Second Line and Tower Street (Highway 6), subject to MTO review and approval. The transportation study examined an opportunity for roundabout at this location, but given the volume of traffic the recommendation is for standard signal. This intersection is being studied by MTO as well who will ultimately determine the traffic controls for the intersection. A copy of the Transportation Plan is to be circulated to the MTO.
 - Turn lanes at entrance to commercial plaza, traffic signals and turn lanes at Highway 6.
- The remaining boundary road intersections will operate adequately under stop control.
- County staff requested consideration of the intersection of Belsyde Avenue and Scotland Street in Transportation Plan.

- Township staff noted that that the Transportation Plan identifies local roads as having a right-of-way width of 18.5 metres. This should be revised to 18 metres.
- No concerns were raised with the proposed Transportation Plan.

7. Biological Monitoring

- No changes to the boundaries of any natural heritage features have been made as the feature delineation was confirmed with GRCA previously and floodplain limits were confirmed through Existing Conditions Study.
- The Environmental Impact Study identifies a number of Biological Monitoring Locations. These are where monitoring is recommended to be continued as input to future development applications.
- The preferred land use plan includes utilization of the hedgerow on the west side of Study Area as trail, which will allow for preservation of hedgerow as feature. In some areas roads will need to extend though the hedgerow to allow for access to the blocks along Tower Street.
- GRCA staff advised that comments are forthcoming. GRCA review will be focussed on wetlands and natural hazards.
- It was discussed that future Plan of Subdivision applications will include a detailed analysis of the features, including confirmation of the feature limits and buffers. It was acknowledged that, the Township may require a peer review of those future detailed EIS reports.
- The County shared a number of comments, which will be provided in writing, including:
 - Confirmation of whether existing wetlands will be used as stormwater management facilities. It was confirmed that stormwater management facilities will be constructed outside of wetlands. Water will be sent into the wetlands and attenuate flows. Existing wetlands are not intended to be altered. The stormwater management plan is consistent with the intent in the Nichol Drain No. 2 Subwatershed Study.
 - The County enquired as to the intended ownership of trails and noted that the terms trails and passive recreation should be included in the policy framework. Further discussions regarding ownership of the trails may be required through the Plan of Subdivision stage. The County noted that there is an error on Figure 14 of the MESP which needs to be revised. There are several trails identified as "Existing Off-Road Trails (County), which are not County trails.
 - The County noted that a 30 metre buffer to the natural heritage features is identified in MESP and asked if that there is intended to be flexibility with the buffer. It was confirmed that the MESP and Secondary Plan provides direction on what is permitted within the buffer and further direction to the subdivision process.
 - The County requested consideration of language regarding restoration and enhancement of natural features in the draft Secondary Plan. The comment will be considered and it was confirmed that there are currently no buffers to the natural heritage features. The provision of buffers is considered to be an enhancement to the features.

8. Secondary Plan

- The proposed land use designations flows out from the land use plan. In addition, there are three sites outside of the Study Area proposed to be redesignated. These lands are the former Loblaw's Site that were designated prior to the Secondary Plan process but where development did not proceed. Including these lands in the proposed amendment results in an appropriate designation.
- County staff requested minor revisions to the Secondary Plan mapping and text. Formal comments will be provided in writing.

- Township shared comments regarding employment lands and requested further consideration related to employment lands in the southwest corner and the approach to a special policy. Further discussions are to occur. It was recognized that additional land will be considered through the County's Growth Management Strategy that is better suited for future employment.

9. Next steps

- Comments from TAC will be circulated by the end of May.
- The PIC has been scheduled for May 16th, 2023.
- A working meeting to review sanitary drainage will be coordinated following the PIC. This will include consideration of County comments.
- Final submission to Township of MESP to be filed in early June, depending on scope of comments.
- The timing of the public meeting for the Official Plan Amendment is targeted for June with Council approval following in July or August.
- The public meeting will be for the combined Official Plan Amendment and MESP. The amendment would be municipally lead as opposed to landowner lead.

Meeting Summary Issued: May 25, 2023

TAC Presentation Attached

DRAFT