

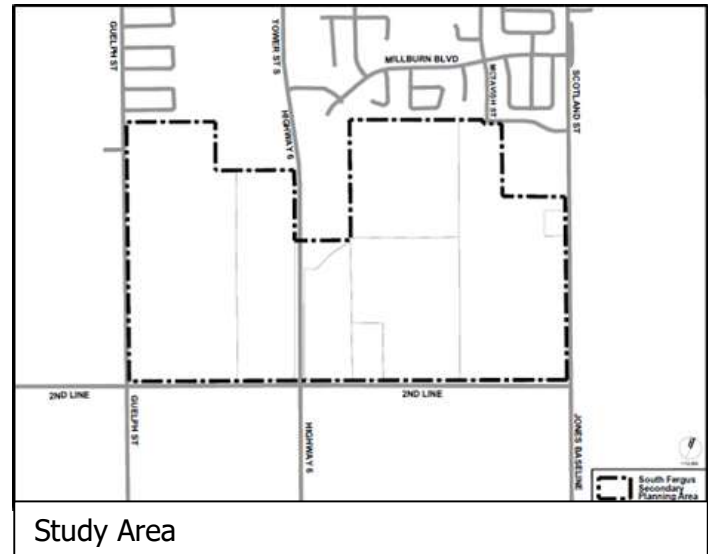
Notice of Completion of MESP

South Fergus Master Environmental Servicing Plan and Secondary Plan

This notice was first issued on May 23, 2024

The Study

The South Fergus Master Environmental Servicing Plan (MESP) is a Master Plan following Phases 1 and 2 of the Municipal Class Environmental Assessment (Class EA). Based on the study findings and input from technical agencies, interested parties and the public, the MESP identifies the roads, water, sanitary and stormwater management infrastructure requirements for the future development of the Study Area, while minimizing environmental impacts. The recommended MESP incorporates the comments received from the public and agencies during the Study.



The Master Plan, also known as the South Fergus MESP, has been completed, and this notice serves as a Notice of Completion of Schedule B projects within the Study Area. As set out in the MESP, more detailed studies for some elements are required (i.e. Phases 3 and 4 of the EA process to complete Schedule C requirements).

Consultation

The Study included consultation with agencies, the public and stakeholders. Notice of Study Commencement inviting stakeholder input was published on June 3, 2021 and three Public Information Centres were held on June 24, 2021, April 13, 2022 and May 16, 2023.

Preferred Alternative

Based on technical evaluation, the preferred alternative includes a transportation network, stormwater management strategy and a sanitary and water servicing strategy. The MESP identifies preferred location of parks, trails and a future elementary school site with associated policies being included in the Secondary Plan. The preferred alternatives are attached to this Notice, and can be viewed on [ConnectCW.ca](https://connectcw.ca).

Project File Report

The South Fergus MESP details the Master Plan study process, findings and recommendations. To access the MESP including mapping associated with this notice, and to review ongoing project updates, visit the South Fergus MESP and Secondary Plan page on [ConnectCW.ca](https://connectcw.ca).

If you require a hard copy of the report, please contact a member of the Project Team.

Consultation and Input

By this notice, the report will be placed on the public record and comments will be accepted for a period of 30-days starting on May 23, 2024 and ending on June 21, 2024. If you have questions regarding the Study, please contact one of the Project Team members below:

Brett Salmon
Managing Director of Planning & Development
Township of Centre Wellington
1 MacDonald Square
Elora, ON N0B 1S0
519-846-9691 x 297
bsalmon@centrewellington.ca

Dave Aston
Partner / Vice-President
MHBC Planning
540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
519-576-3650
daston@mhbcplan.com

Section 16 Order Request

In addition to general project comments as outlined above, a request to the Minister of the Environment, Conservation and Parks for an order imposing additional conditions or requiring an individual environmental assessment may be made on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests shall be made within the 30-day comment period previously identified and should include your full name and contact information. Requests should specify what kind of order is being requested (additional conditions or an individual environmental assessment), explain how an order may prevent, mitigate or remedy potential adverse impacts, and can include any supporting information. The request should be sent to both:

Minister of the Environment,
Conservation and Parks,
777 Bay Street, 5th Floor
Toronto ON M7A 2J3
minister.mecp@ontario.ca

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and
Parks
135 St. Clair Ave. W, 1st Floor, Toronto ON
M4V 1P5
EABDirector@ontario.ca

Requests should also be sent to the Township of Centre Wellington by mail or e-mail. Please visit the ministry's website for more information on requests for orders under section 16 of the Environmental Assessment Act at:

<https://www.ontario.ca/page/class-environmental-assessments-section-16-order>

All personal information included in your request – such as name, address, telephone number and property location – is collected, under the authority of section 30 of the Environmental Assessment Act and is collected and maintained for the purpose of creating a record that is available to the general public. As this information is collected for the purpose of a public record, the protection of personal information provided in the Freedom of Information and Protection of Privacy Act (FIPPA) does not apply (s.37). Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential.

Project and notice information will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the Accessibility for Ontarians with Disabilities Act, 2005.

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

**Figure #15
Preferred Land Use Plan**

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

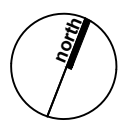
- Legend**
- South Fergus Planning Area
 - Property Lines (Approximate)
 - Natural Heritage Features
 - 30 m Natural Heritage Feature Buffer
 - Creek
 - Natural Hazard Limit
- Proposed Land Use**
- Low Density Residential
 - Medium Density Residential
 - Mixed Use Corridor
 - Gateway Commercial
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 - Neighbourhood Park Locations
 - Preliminary SWM Locations
 - Trail Corridor
 - Proposed Collector Roads
 - Potential Roundabout
 - Future Intersection Improvements
 - Property of Cultural Heritage Value or Interest

DATE: February 13, 2023

SCALE: N.T.S

FILE: 19144A

DRAWN: JB



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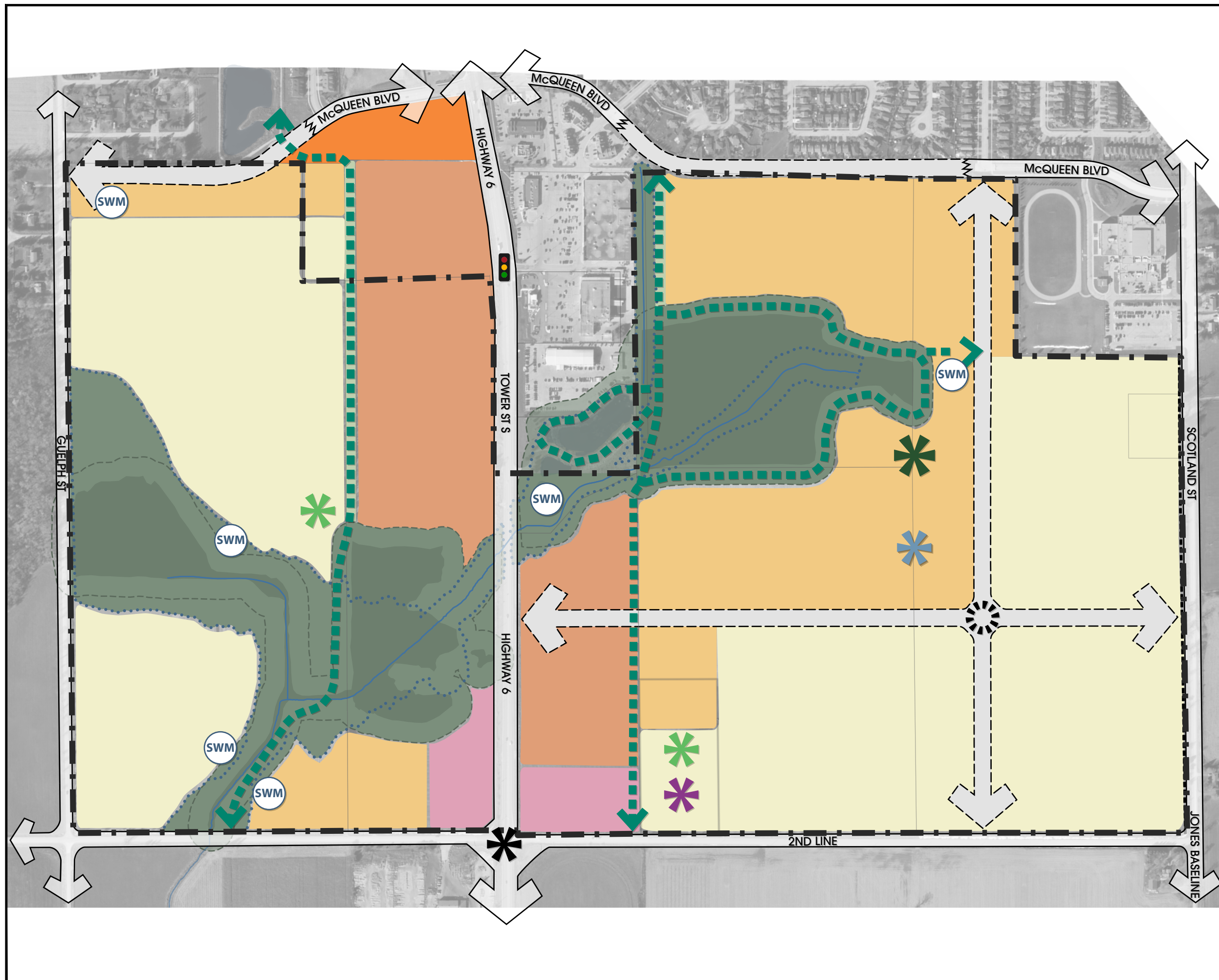
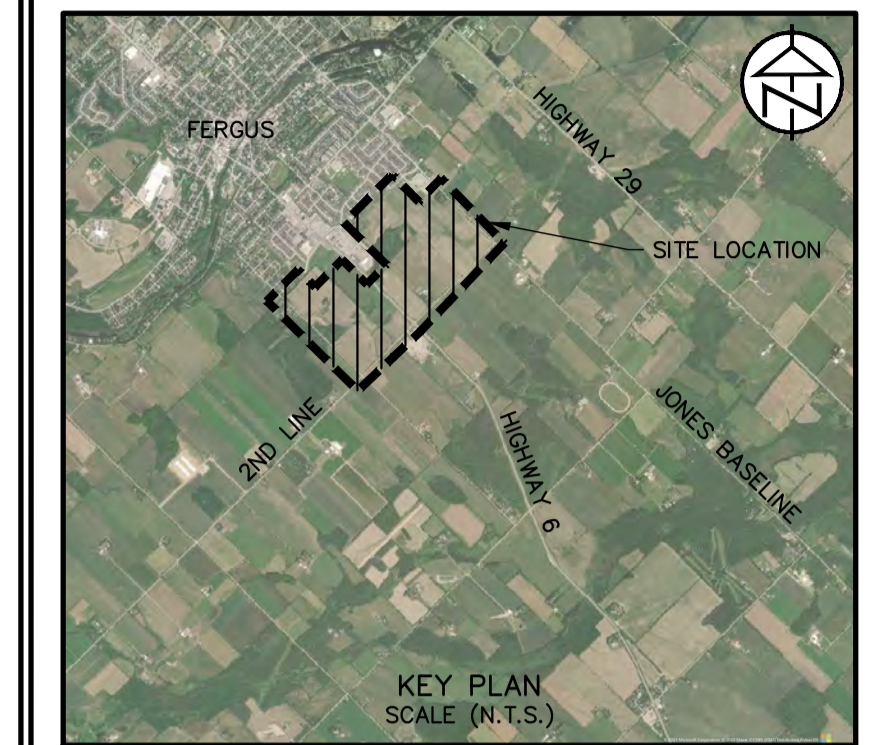


Figure # 16
**SANITARY DRAINAGE PLAN
 OPTION 1**

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



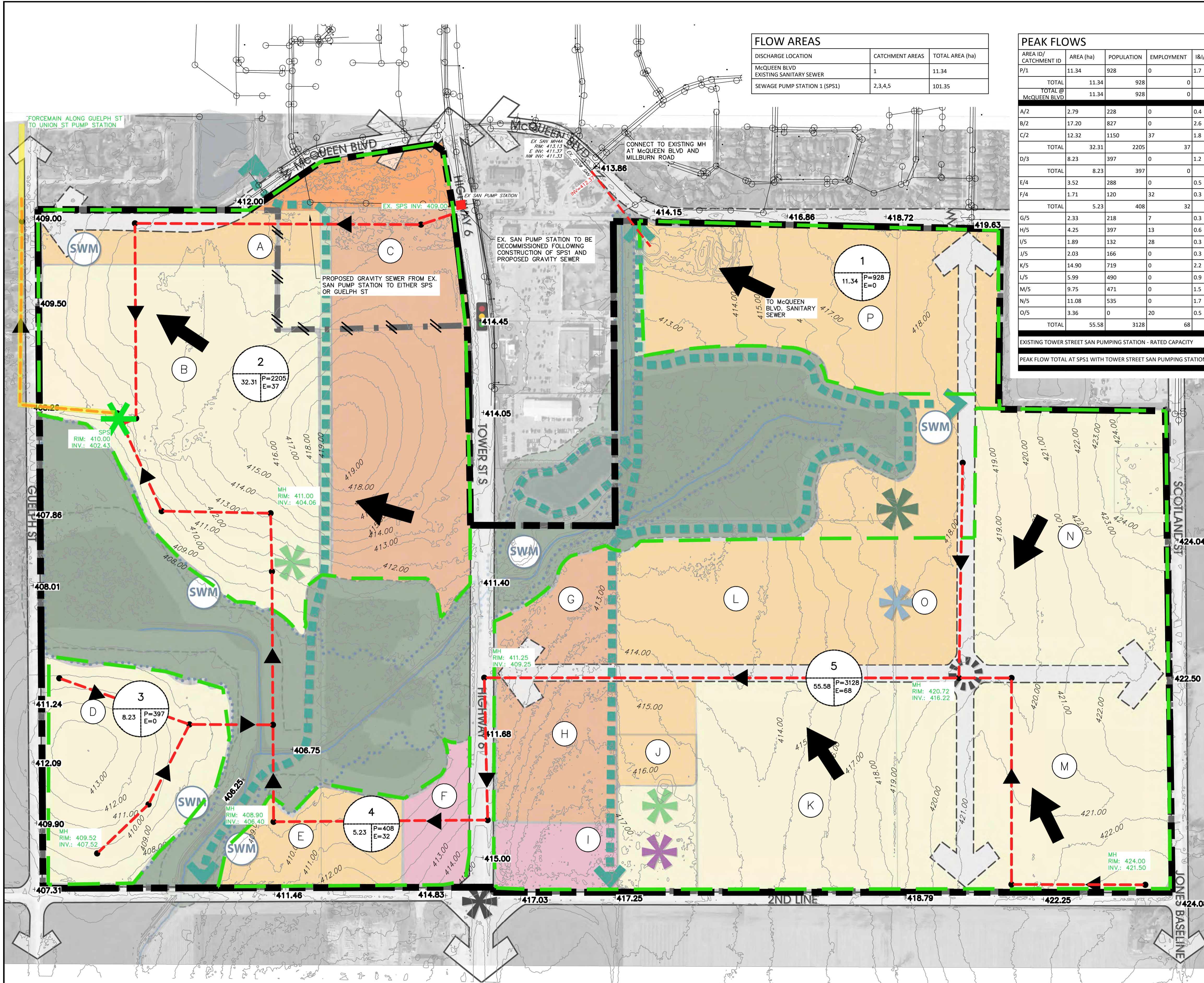
FLOW AREAS		
DISCHARGE LOCATION	CATCHMENT AREAS	TOTAL AREA (ha)
McQUEEN BLVD EXISTING SANITARY SEWER	1	11.34
SEWAGE PUMP STATION 1 (SPS1)	2,3,4,5	101.35

PEAK FLOWS						
AREA ID/ CATCHMENT ID	AREA (ha)	POPULATION	EMPLOYMENT	I&I (L/S)	ADF (m ³ /d)	PF (L/S)
P/1	11.34	928	0	1.7	472	13.4
TOTAL	11.34	928	0	1.7	472	13.4
TOTAL @ McQUEEN BLVD	11.34	928	0	1.7	472	13.4
A/2	2.79	228	0	0.4	116	3.3
B/2	17.20	827	0	2.6	512	13.0
C/2	12.32	1150	37	1.8	601	17.2
TOTAL	32.31	2205	37	4.8	1229	33.5
D/3	8.23	397	0	1.2	246	6.2
TOTAL	8.23	397	0	1.2	246	6.2
E/4	3.52	288	0	0.5	146	4.1
F/4	1.71	120	32	0.3	71	1.9
TOTAL	5.23	408	32	0.8	217	6.0
G/5	2.33	218	7	0.3	114	3.3
H/5	4.25	397	13	0.6	207	5.9
I/5	1.89	132	28	0.3	77	2.1
J/5	2.03	166	0	0.3	84	2.4
K/5	14.90	719	0	2.2	445	11.3
L/5	5.99	490	0	0.9	249	7.1
M/5	9.75	471	0	1.5	291	7.4
N/5	11.08	535	0	1.7	331	8.4
O/5	3.36	0	20	0.5	96	1.7
TOTAL	55.58	3128	68	8.3	1894	49.6

EXISTING TOWER STREET SAN PUMPING STATION - RATED CAPACITY	40.5
PEAK FLOW TOTAL AT SPS1 WITH TOWER STREET SAN PUMPING STATION DECOMMISSIONED	149

LEGEND

- SITE BOUNDARY: [Dashed line symbol]
- CATCHMENT BOUNDARY: [Green dashed line symbol]
- AREA ID: (M)
- SANITARY MAIN: [Red dashed line symbol]
- FORCEMAIN: [Yellow dashed line symbol]
- DRAINAGE DIRECTION: [Arrow symbol]
- CATCHMENT: (#/#)
- AREA IN HECTARES (ha): (#/#)
- POPULATION: (#/#)
- EMPLOYMENT: (#/#)



OPTION 1: SEWAGE PUMPING STATION PRIMARY LOCATION - ALL SANITARY CATCHMENT AREAS AND EXISTING TOWER STREET SEWAGE PUMPING STATION SERVING AREA TO DRAIN VIA GRAVITY TO SPS. FORCEMAIN TO EXISTING UNION STREET PUMP STATION (MAINTAIN 3m DEPTH ALONG ROUTE)

Base Map Source: TOPOGRAPHIC SURVEY (TATHAM) COMBINED WITH TOPOGRAPHIC MAPPING (NORTHWAY/PHOTOMAP REMOTE SENSING LTD.)

DATE:	JUNE 14, 2021
SCALE:	1:2500
FILE:	120157
DRAWN:	KH

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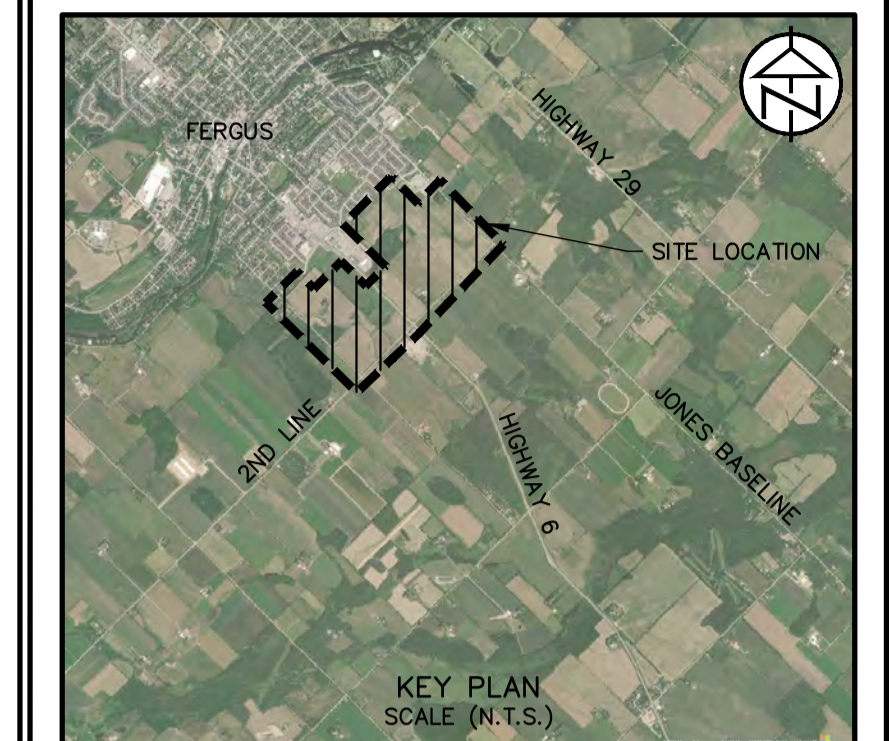
MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

FRICORP ECOLOGICAL SERVICES

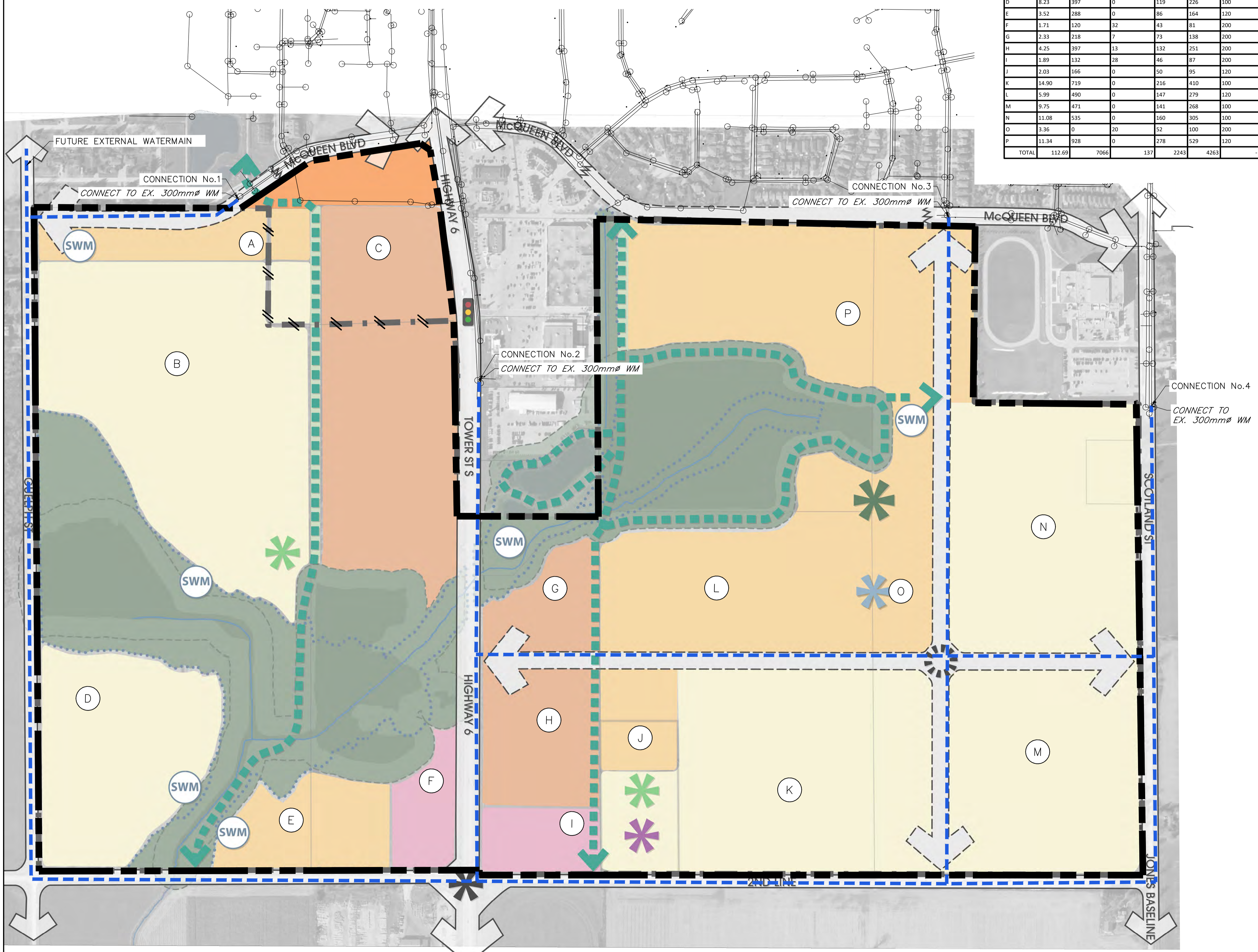
TATHAM ENGINEERING

Figure # 17
WATERMAIN LAYOUT

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



AREA ID	AREA (ha)	POPULATION	EMPLOYMENT	DEMAND (m ³ /d)		SUGGESTED FIRE FLOW (L/S)
				ADD	MDD	
A	2.79	228	0	68	130	120
B	17.20	827	0	248	471	100
C	12.32	1150	37	384	729	200
D	8.23	397	0	119	226	100
E	3.52	288	0	86	164	120
F	1.71	120	32	43	81	200
G	2.33	218	7	73	138	200
H	4.25	397	13	132	251	200
I	1.89	132	28	46	87	200
J	2.03	166	0	50	95	120
K	14.90	719	0	216	410	100
L	5.99	490	0	147	279	120
M	9.75	471	0	141	268	100
N	11.08	535	0	160	305	100
O	3.36	0	20	52	100	200
P	11.34	928	0	278	529	120
TOTAL	112.69	7066	137	2243	4263	



LEGEND

- SITE BOUNDARY: [Thick dashed black line]
- PROPOSED 300mm \varnothing TRUNK WATERMAIN: [Blue dashed line]
- AREA ID: [Circle with letter M]

Base Map Source: TOPOGRAPHIC SURVEY (TATHAM) COMBINED WITH TOPOGRAPHIC MAPPING (NORTHWAY/PHOTOMAP REMOTE SENSING LTD.)

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PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

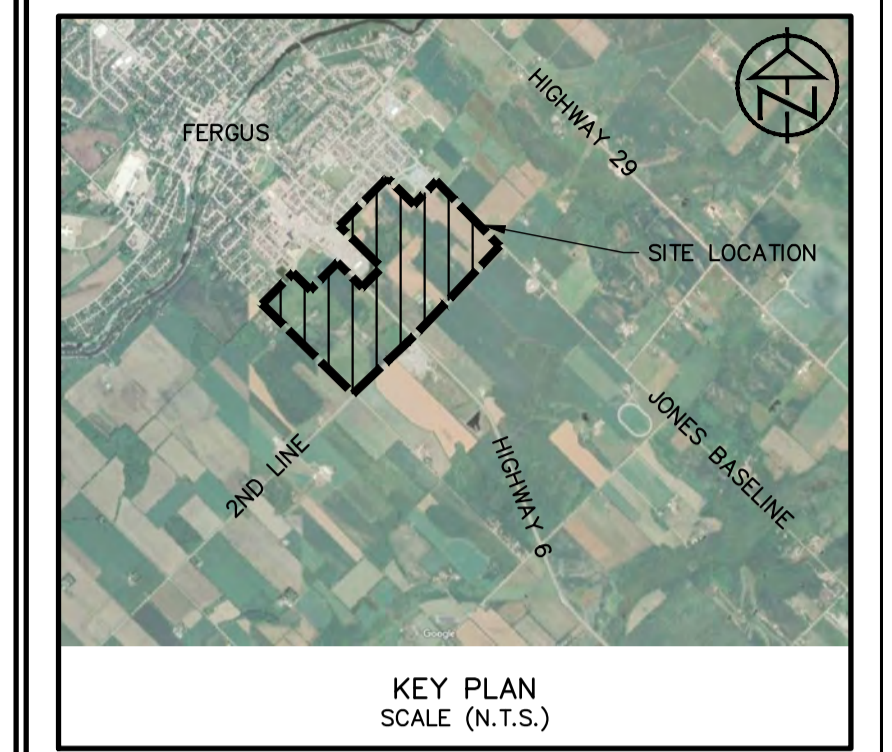
MHBC

FRICORP
 ECOLOGICAL SERVICES

TATHAM
 ENGINEERING

Figure # 18
PROPOSED DRAINAGE PLAN

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



CULVERTS

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

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

Figure # Preferred Land Use Plan

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

Legend

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DRAWN:	KF

©2022 Preferred Land Use Plan - South Fergus MESP and Secondary Plan/CSP/Cons. Analysis - Design/Implementation

DATE:	February 13, 2023
SCALE:	N.T.S.
FILE:	19144A
DRAWN:	JB

