

The Corporation of the Township of Centre Wellington


By-law 2024-27

A By-law to adopt Amendment Number 14 to the Official Plan
for the Township of Centre Wellington

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

1. **That** Amendment Number 14 to the Official Plan for the Township of Centre Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. **That** this By-law shall come into force and take effect on the day of the final passing thereof.

Read a first, second and third time and finally passed this 27th day of May, 2024.



Mayor – Shawn Watters



Clerk – Kerri O'Kane

**Amendment Number 14
To the Official Plan for the Corporation of the
Township of Centre Wellington**

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The Preamble does not form part of this amendment

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The Appendix (South Fergus Secondary Planning Study) is contained under separate cover. The Appendix does not form part of this amendment. It contains background information relevant to the amendment.

Part A – The Preamble

Title

This document is entitled the “South Fergus Secondary Plan” and shall be referenced as Amendment No. 14 to the Township of Centre Wellington Official Plan.

Purpose

The purpose of Amendment No. 14 is to implement the direction of the South Fergus Secondary Planning Study by amending the Township Official Plan in order to:

- Amend Schedule A-1 to replace the “Secondary Planning Area” designation with a new Special Policy Area (PA1-17);
- Add a new Schedule, Schedule A-4, to provide the land use schedules for PA1-17 respecting the South Fergus Area; and,
- Establish policies for the PA1-17 area, including: vision, objectives and design principles, land use, transportation and administration.

Location

The South Fergus Area includes approximately 152 hectares (375 acres) of land in the southern part of the Fergus Urban Centre, in the Township of Centre Wellington. The South Fergus Secondary Plan Area is located on the lands bounded by Scotland Street to the east, Second Line to the south, Guelph Street to the west and existing development to the north. It is bisected by Highway 6 (Tower Street).

Basis

The South Fergus Area is currently designated “Secondary Planning Area” on Schedule A-1 of the Township of Centre Wellington Official Plan. For such areas, Secondary Planning Studies are required prior to development occurring. Section D.11 of the Township Official Plan provides policies with respect to Secondary Plan Areas and states that Secondary Plans represent a method to, “*undertake more detailed planning of undeveloped areas of a municipality to facilitate the orderly and ultimate development of these areas*”. Section D.11 also sets out policy direction with respect to the preparation of Secondary Plans.

The landowners within the South Fergus Secondary Planning Area initiated the preparation of this Secondary Plan in 2021 by submitting a Terms of Reference document outlining the process for an Integrated Secondary Plan and Master Environmental Servicing Plan (“MESP”). The MESP and Secondary Plan are intended to guide the development of the remaining designated greenfield lands in South Fergus. The Terms of Reference were approved by the Township of Centre Wellington in March of 2021.

The South Fergus Area landowners retained a multi-disciplinary team to undertake the integrated South Fergus MESP and Secondary Plan. The purpose of intergrading the MESP and Secondary Plan is to allow for alternatives to be assessed, taking into account land use and servicing issues while addressing a preferred alternative which minimizes, to the extent possible, the impact on the community, natural environment and the economy.

The process of preparing the Secondary Plan included public information centres in May 2021, March 2022 and May 2023, as well as a public meeting held July 26, 2023. The consultation program was structured to allow the public to review and provide comments on the Secondary Plan at various stages of the process. Consultation also included a Technical Advisory Committee comprised of representatives from the Township of Centre Wellington, the County of Wellington and the Grand River Conservation Authority. The Technical Advisory Committee provided feedback and guidance throughout the Secondary Planning process.

Preparation of the Secondary Plan included completion of a number of technical studies. These studies informed the land use plan, design, growth management and servicing approach. These studies include:

- Environmental Impact Study;
- Traffic Impact Assessment;
- Archaeological Assessment;
- Cultural Heritage Evaluation Report;
- Functional Servicing Report and Servicing Strategy;
- Stormwater Management Strategy;

- Surface Water Resources, Floodplain Hydraulics and Erosion Assessment;
- Hydrogeological Investigation;
- Urban Design Guidelines; and,
- Fiscal Impact Assessment

The Secondary Planning Study (Appendix C) provides the land use vision and policy framework for the Secondary Plan Area by establishing specific direction for the development of South Fergus. The Secondary Plan is based on the findings from the background review and input received through the public consultation process. The Study forms the basis for Official Plan Amendment No. 14 and will direct the preparation and approval of Planning Act applications to facilitate development.

The Secondary Planning Study includes the following:

- Description of the physical context and existing opportunities and constraints facing the area;
- Summary of the relevant policies affecting the area's planning and design;
- Vision and set of objectives for development of the area;
- Land use plan and accompanying policies for the designations within the Secondary Plan Area;
- Integrated transportation plan including a network of collector roads and preliminary trail locations;
- Servicing plan for municipal water, sanitary and storm services; and
- Plan for implementation of development of the Secondary Planning Area.

Part B – The Amendment

The Official Plan of the Township of Centre Wellington is hereby amended as follows to reflect the direction of the South Fergus Secondary Planning Study.

.1 Section D.10.2 is amended by adding the following sub-section as Policy PA1-17:

“PA1-17 South Fergus”

The following Secondary Plan policies shall apply to the lands identified on Schedule A1 as PA1-17 (South Fergus Secondary Plan Area). These policies provide specific guidance and direction for development of the Secondary Plan Area. All other policies of the Official Plan apply.

.2 Vision Statement

The South Fergus Secondary Plan Area is envisioned to be a complete community that is planned to accommodate a full range of uses including commercial, and residential uses. The Tower Street/Highway 6 corridor is planned as a mixed-use corridor leading into the community of Fergus with a gateway at the Tower Street/Highway 6 and Second Line intersection. Opportunities for employment will include a mix of opportunities for office, commercial, retail, institutional and work from home to contribute to the local economy. A mixture of residential unit types and densities are planned for the community which will provide housing choice for existing and future residents. The community will provide for protection of natural features and an integrated transportation network which incorporates opportunities for active transportation.

.3 Objectives and Design Principles

The objectives for development in South Fergus are:

- .1 To create a complete and healthy community;
- .2 To create a gateway into Fergus, that includes mixed-use and commercial uses at the intersection of Highway 6 and Second Line and mixed-use, high density corridor along Tower Street/Highway 6;
- .3 To plan for a range of housing options and densities which will contribute to the variety of housing choice in Fergus;
- .4 To plan for an appropriate transition between existing surrounding rural and agricultural areas, natural features and adjacent residential areas;
- .5 To support an integrated network of parks and trails to support recreational uses;
- .6 To create a neighbourhood designed to support a multi-modal transportation network that includes pedestrians, cyclists and automobiles;
- .7 To maintain, restore or, where possible, improve natural heritage features;
- .8 To integrate cultural heritage resources as part of the overall design of the community; and,
- .9 To support the incorporation of sustainable design practices.

.4 Land Use Policies

.1 General

The following general policies apply throughout South Fergus:

- a) Live/work units are permitted in all designations where residential dwellings are permitted;
- b) Stormwater management facilities and utilities shall be permitted on lands within any land use designation, subject to appropriate study;
- c) Residential dwelling units, accessory to the main dwelling unit, are encouraged in all designations, particularly in low density residential areas;
- d) Implementing zoning by-laws shall include provisions to allow for a minimum of three, and in some cases four, dwelling units per lot. Zoning for exclusive single detached dwellings shall not be permitted;
- e) A maximum of 46.5 square metres (500 square feet) of retail/commercial floor space shall be permitted within any dwelling unit in any zone; and,
- f) Public parks and public trails are permitted within any land use designation, subject to the policies of PA1-17.

.2 Low Density Residential

The following policies apply to lands designated as “Low Density Residential” on Schedule A-4 of the Official Plan:

- a) A range of low density residential building types are permitted including: single detached dwellings and, multiple residential building types such as: semi-detached dwellings, duplexes, triplexes, fourplexes, street townhouse dwellings, cluster townhouse dwellings, back to back townhouse dwellings and stacked townhouse dwellings;
- b) Complementary non-residential uses may be permitted to locate within the low density residential designation, subject to the appropriate zoning regulations. Such uses include: convenience commercial, small-scale restaurants, day care facilities, clinics; personal services, small-scale offices, neighbourhood parks, schools and other public facilities;
- c) The maximum building height shall be four storeys;
- d) The minimum residential density within the Low Density Residential designation will be set by the County of Wellington Official Plan;
- e) A mix of dwelling types, lot sizes, lot widths and densities are encouraged on lands designated Low Density Residential; and,
- f) Distribution of housing by density and mix will be further refined through the subdivision process.

.3 Medium Density Residential

The following policies apply to lands designated “Medium Density Residential” on Schedule A-4 of the Official Plan:

- a) A broad range of multiple residential building types are permitted on lands designated Medium Density Residential, including: street townhouses, cluster townhouses, stacked townhouses, back-to-back townhouses, apartment buildings, and long-term care facilities;
- b) Complementary non-residential uses may be permitted to locate within Medium Density Residential designation, subject to the appropriate zoning regulations. Such uses include: convenience commercial, day care facilities, clinics, personal services, schools, small-scale offices, neighbourhood parks and other public facilities;
- c) The maximum building height shall be six storeys; and,
- d) The minimum Floor Space Ratio shall be 0.6 and the maximum Floor Space Ratio shall be 2.0.

.4 Mixed Use Corridor

The following policies apply to lands designated “Mixed Use Corridor” on Schedule A-4 of the Official Plan:

- a) The planned function of the Mixed Use Corridor is to provide for a wide range of higher density mixed uses including commercial and residential uses. The Mixed-use

Corridor is intended to serve as the spine of the community. Development within the Mixed-Use Corridor is intended to enhance the Tower Street/Highway 6 corridor and reflect the importance of this area as a gateway into the Fergus Community;

- b) Permitted non-residential uses include: retail, restaurant, personal service, office, medical clinics, community-type uses, hotels and recreation uses;
- c) Permitted residential uses include: multiple dwelling units, stacked townhouses, apartment buildings, and accessory dwelling units;
- d) Permitted residential uses may be located on the same site or within the same building as permitted non-residential uses;
- e) The maximum building height shall be six storeys;
- f) The minimum Floor Space Ratio shall be 0.6 and the maximum Floor Space Ratio shall be 2.0; and,
- g) The Township shall encourage a high standard of design within the Mixed Use Corridor designation. In order to implement the design intent of the Mixed-use Corridor, the following design policies should be considered:
 - i. Provide for a mix of uses in a higher density, compact urban form that supports walkability;
 - ii. Incorporate linkages between properties and buildings, where feasible, to improve vehicular and pedestrian access and circulation, and to adjacent land uses;
 - iii. Consolidate access to Highway 6 and new collector roads, where possible;
 - iv. Situate buildings close to Highway 6, new collector roads, and/or local street, where possible;
 - v. Incorporate active transportation connections within the corridor and to adjacent lands;
 - vi. The use of structured and underground parking will be encouraged; and,
 - vii. Locate surface parking and loading facilities away from Highway 6, planned collector roads and future local roads or provide appropriate landscape buffers

.5 Gateway Commercial

The following policies apply to lands designated "Gateway Commercial" on Schedule A-4 of the Official Plan:

- a) The planned function of the Gateway Commercial designation is serve as a central area of the South Fergus community and a defined entrance to the Fergus Urban Area. It is intended to function as a destination for residents, employees and visitors to the community. The lands designated Gateway Commercial are situated at the intersection of Tower Street/Highway 6 and Second Line and are therefore connected throughout the Township of Centre Wellington;
- b) A range and mix of higher density uses are permitted within the Gateway Commercial designation. Uses are intended to include a full range of commercial and retail uses with some complementary residential uses permitted;
- c) Permitted non-residential uses include: retail, restaurant, personal service, office, medical clinics, community uses, hotels and recreation uses;
- d) Permitted residential uses include: multiple residential units, such as apartment buildings. For buildings with facades facing Tower Street, residential uses are only permitted above ground floor commercial use(s);
- e) Land uses which negatively affect the planned density and function of the Gateway Commercial designation shall be discouraged. Such uses include: car washes, drive-through facilities, gas stations, funeral homes;
- f) The maximum building height shall be six storeys;
- g) The minimum Floor Space Ratio shall be 0.6 and the maximum Floor Space Ratio shall be 2.0; and,
- h) The Township shall encourage a high standard of design within the Gateway Commercial Designation. In order to implement the design intent of the Gateway Commercial designation, the following design policies should be considered:
 - i. Create gateway features to define entry points along Tower Street/Highway 6. Entry features may include landscaping, lighting, public art, and/or similar features;
 - ii. Situate buildings close to Tower Street /Highway 6 and/or Second Line with minimal setbacks, to be implemented through the Zoning By-law;

- iii. Structured and underground parking will be encouraged. Surface parking lots that are highly visible from Tower Street/Highway 6 and/or Second Line will be discouraged;
- iv. Utilization of a step-back or variation in building materials for buildings with frontage and/or façade(s) facing Tower Street/Highway 6 and/or Second Line is encouraged;
- v. Vehicular access to Highway 6 should be consolidated, where possible;
- vi. Integrate active transportation connections to adjacent lands;
- vii. Incorporate linkages between properties and buildings, where feasible, to improve vehicular and pedestrian access and circulation to adjacent land uses;
- viii. Incorporate active transportation connections within the gateway and to adjacent lands;
- ix. Signage should be minimal and unobtrusive; and
- x. Lands designated Gateway Commercial shall be designed in consideration of adjacent residential uses, including consideration of impacts related to shadows, noise, lighting, parking and privacy.

.6 *Natural Heritage*

The following policies apply to lands designated “Natural Heritage” on Schedule A-4 of the Official Plan.

- a) Permitted uses include: conservation uses, resource management uses, flood and erosion control measures, open space uses, stormwater management facilities and trails;
- b) Stormwater management facilities and public trails are permitted on lands designated Natural Heritage provided that, the feature or its function are not negatively impacted and natural hazards can be avoided, per Section D.8.2 of the Township Official Plan;
- c) An Environmental Impact Study (“EIS”), prepared in accordance with Section E.1.3 of this Plan, and Part 5 of the County of Wellington Official Plan, may be required to evaluate the impacts of a proposed development adjacent to lands designated Natural Heritage, at the time of a plan of subdivision;
- d) Buffer areas are located within the recommended setback and adjacent to the natural heritage features. Buffers are generally 30 metres in width, however this may be refined through site specific EIS reports;
- e) Development and site alteration within these areas is subject to further detailed study and evaluation in a future site-specific EIS. Development and site alteration permitted within the buffer areas, subject to detailed study, includes:
 - i. Stormwater management facilities and associated grading;
 - ii. Recreational trails and associated grading; and,
 - iii. Site alteration associated with grading incursions to transition natural topography as required to achieve sound engineering practice and design. These potential land uses / activities would be restricted to areas currently under active agricultural land use (i.e., croplands). Buffers are not intended to be used in their entirety for the above potential uses /activities.
- f) Where stormwater management facilities are permitted within the buffer area, the following additional policies apply:
 - i. Stormwater management facilities should locate outside buffers wherever feasible, but may be permitted partially within buffers, pending future approved site-specific EIS;
 - ii. Similar planting / buffer treatments as remainder of buffer are encouraged (i.e. native species, successional habitats, visual screening elements);
 - iii. Opportunities to supplement and enhance the recommended Natural Heritage designation through native species plantings and additional semi-natural area creation is encouraged; and,
 - iv. Recreational trail links, with preferred location in the outer portion of the buffer, may be permitted.
- g) The defined limit of the natural feature and the recommended buffer may be refined on individual sites, subject to the findings of an EIS, prepared in accordance with Section E.1.3 of this Plan. Adjustments to the boundary of the Natural Heritage designation may be made without amendment to this Plan, based on an approved EIS, and the land use policies of the adjacent designation will apply as determined by Council.

.5 Parks and Open Space

- .1 The Secondary Plan Area shall be developed with a system of parkland and recreation facilities suitable to meet the needs of the community;
- .2 Parks and trails are permitted in all land use designations within the Secondary Plan Area. Parks may include: public parks, playing fields and facilities, arenas, community centres, fairgrounds, picnic areas, hiking/trails and other recreational uses and facilities;
- .3 A Neighbourhood Park should be provided on the east side and the west side of Tower Street. The Neighbourhood Park shall be developed in accordance with Section C.12.5.1 of the Township Official Plan. The general locations for the Neighbourhood Parks are shown on Schedule B;
- .4 A Community Park should be provided on the east side of Tower Street. The general location of the Community Park is shown on Schedule B. The Community Park is intended to serve the greater South Fergus area;
- .5 The design considerations for the Community Park are as follows:
 - a) should be between two and eight hectares, but are not normally less than four hectares to facilitate efficient complexes of at least two athletic facilities;
 - b) may include indoor recreation facilities, accessory commercial uses and parking;
 - c) shall have frontage on a collector road; and,
 - d) should be integrated with adjacent natural features and school sites, if applicable.
- .6 All parks and trails are intended to be municipally owned and maintained;
- .7 The specific location, size and configuration of parks will be determined through future Plan of Subdivision applications;
- .8 Appropriate connections between on-road and off-road trails will be determined through future Plan of Subdivision applications;
- .9 The Parkland policies of Section C.12 and the Recreation policies of Section D.7 of the Official Plan shall apply; and,
- .10 Parkland dedication (or payment of cash-in-lieu) shall be calculated based on the requirements of the *Planning Act*.

.6 Transportation Policies

.1 Arterial Roads

The following policies apply to Arterial Roads within the Secondary Plan Area:

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

.2 Collector Roads

The following policies apply to Collector Streets within the Secondary Plan area:

- a) Collector Roads will have a minimum right-of-way width of 20 metres and a maximum right-of-way width of 22 metres, with the exception of McQueen Boulevard which shall have a minimum right-of-way width of 26 metres;
- b) Collector Roads shall include at a minimum: two travel lanes; bicycle lanes in both directions; sidewalks on both sides of the road; landscaped boulevards; and, make provision for on-street parking. Where a multi-use trail is provided, a sidewalk is not required on both sides of the Collector Road;
- c) Individual direct access to collector roads is permitted;
- d) Intersection improvements at intersections of new Collector Roads with existing Collector or Arterial Roads may be required. The need for such improvements shall be addressed through individual Plan of Subdivision applications, subject to the findings of a Transportation Impact Study; and,
- e) Roundabouts may be considered at the intersection of Collector Roads with other Collector Roads, Arterial Roads or Local Roads.

.3 Local Roads

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

- a) Local Roads will have a maximum right-of-way width of 18 metres;

- b) Local Roads shall include: two travel lanes; sidewalks on both sides; on-street parking on one side; and, a landscaped boulevard;
- c) The location and configuration of Local Roads will be determined through individual Plan of Subdivision applications; and,
- d) Direct access on to Local Roads is permitted.

.4 Lanes

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

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

.5 Active Transportation

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

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

.7 Administration

- .1 All other provisions and policies of the Township Official Plan, as amended, will apply regarding the South Fergus Secondary Plan Area. The policies of this Secondary Plan must be read in conjunction with the policies of the Township Official Plan;
- .2 Flexibility in the boundaries of land use designations shown on Schedule A-4 is permitted, without amendment to the Official Plan, provided the general intent of the Secondary Plan is maintained;
- .3 The South Fergus Secondary Plan Area is meant to achieve an overall density target of 60 persons and jobs per hectare;
- .4 The alignment of Collector Roads shown on Schedule B is intended to be flexible and may be modified through individual Plan of Subdivision application process, subject to the findings of applicable studies. An Official Plan amendment is not required for such changes, provided that the planned function of the Collector Road is maintained;
- .5 The development of the South Fergus Secondary Plan Area is intended to occur through individual Plan of Subdivision or Plan of Condominium applications and may be phased;
- .6 Residential densities will be assessed through individual Plan of Subdivision applications;
- .7 Cultural heritage studies will be required where development may impact a cultural heritage resource; and,
- .8 Implementation of the recommendations from reports prepared through the Secondary Plan process is required through Plan of Subdivision or Plan of Condominium applications.

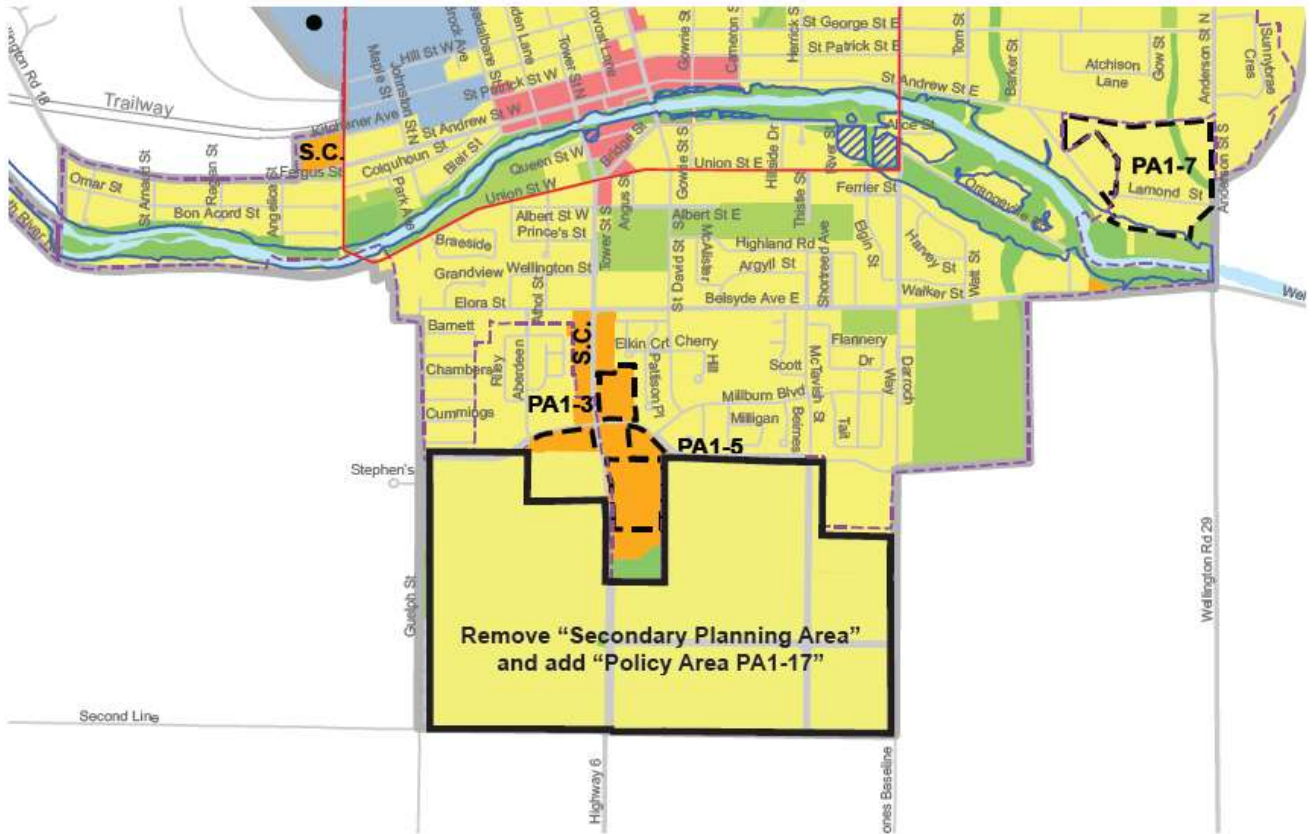
.8 Development Review

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

.9 Land Dedication and Acquisition

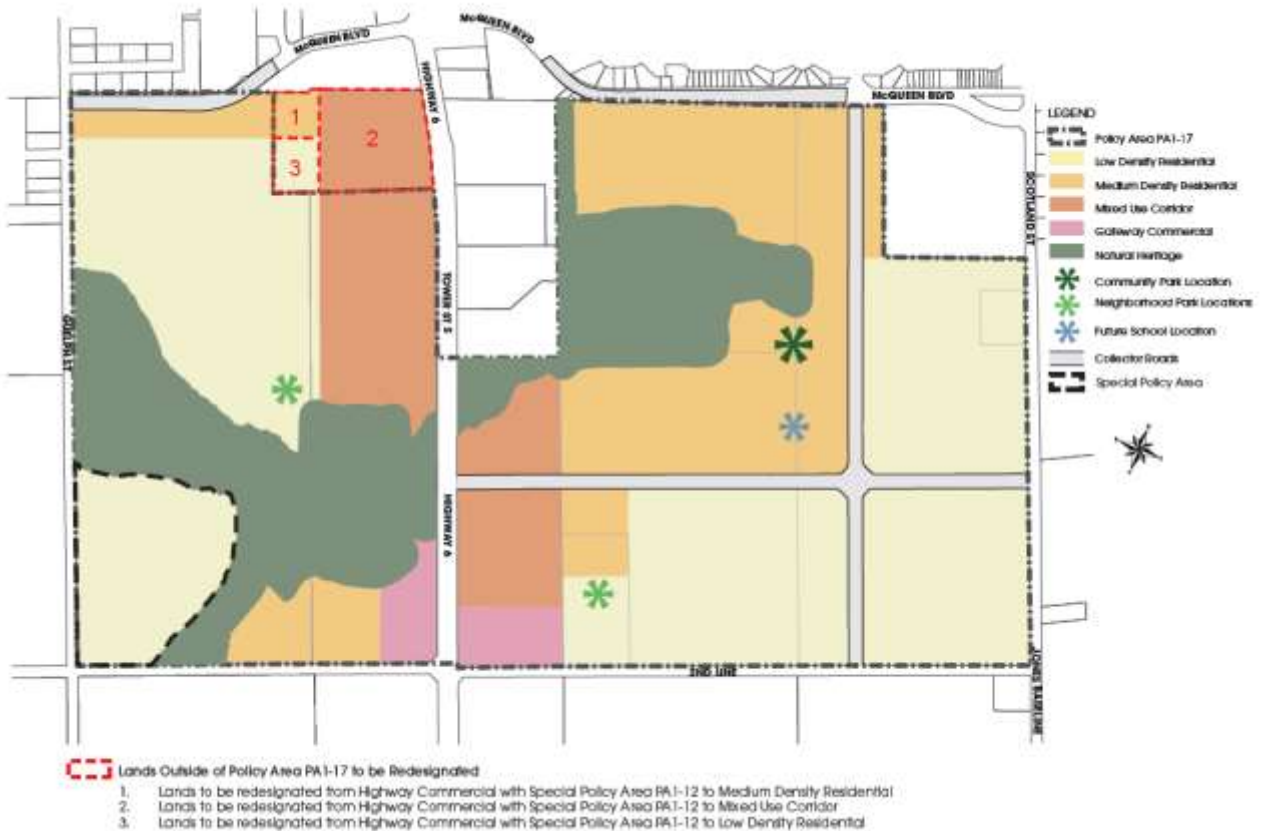
- .1 Lands designated Natural Heritage shall be excluded from the calculation of the parkland dedication requirement, per Section C.12 of the Township Official Plan. Parks and linear trails within buffer areas to be conveyed to the Township may be considered to satisfy parkland dedication requirements;
- .2 Policies related to the suitability of land for parks, set out at Section C.12.2 apply to all parks within the Secondary Plan Area;
- .3 In accordance with the Planning Act, the Township may acquire and hold any land required to implement the Secondary Plan, such as transportation and servicing, or where the Secondary Plan property owner is unable to secure lands for the construction of the required servicing, stormwater management or transportation infrastructure;
- .4 Schedule A-1 is amended by replacing the entirety of the area designated as "Secondary Planning Area" and identified as "Future Residential" and "Future Employment Lands" as PA1-17 as illustrated on the attached "Schedule A" which forms part of this amendment; and,
- .5 "Schedule A-4 – Land Use Plan, South Fergus", is added as illustrated on the attached "Schedule B" which forms part of this amendment.

The Corporation of the Township of Centre Wellington
Schedule "A"
of
Official Plan Amendment No. 14



This Schedule "A" of Amendment No. 14 to the Township of Centre Wellington Municipal Official Plan dated this 27 day of May, 2024

The Corporation of the Township of Centre Wellington
 Schedule "B"
 of
 Official Plan Amendment No. 14



This Schedule "B" of Amendment No. 14 to the Township of Centre Wellington Municipal Official Plan dated this 27 day of May, 2024

Part C – The Appendix

South Fergus Secondary Plan Master Environmental Servicing and Secondary Planning Study