



December 12, 2022

Via email to [Tyler.Shantz@ontario.ca](mailto:Tyler.Shantz@ontario.ca)

Mr. Tyler Shantz  
Ministry of Municipal Affairs and Housing  
Municipal Services Office - Western Ontario  
659 Exeter Road, Floor 2  
London, ON  
N6E 1L3

Dear Mr. Shantz:

Re: ERO # 019-5635 – Wellington County OPA  
Request for Modification  
Wellington County Official Plan Amendment – Municipal File# OP-2022-01  
Fergus Golf Club Lands, 8243, 8268 & 8282 Wellington Road 19, Township of Centre Wellington

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### **Overview**

We are the owners of the above-referenced property in the Township of Centre Wellington, County of Wellington. We are writing to request that the revisions to the County of Wellington Official Plan set out in our submitted Official Plan Amendment application (File# OP-2022-01) be included in the Ministerial Approval of OPA 119 to the County of Wellington Official Plan.

The aforementioned application, OP-2022-01, was filed by 883892 Ontario Limited o/a Fergus Development Inc. c/o Geranium on February 18, 2022.

OP-2022-01 seeks to revise existing permissions in Policy 9.2.2 of the County of Wellington Official to increase the number of permitted homes from 41 to 118 while maintaining the intent of the existing Official Plan policy. A detailed rationale supporting the amendment is set out in the Planning Report and applications that were filed in February 2022 and which are enclosed herewith (Enclosures 1 and 2).

We note that although OP-2022-01 was filed over nine months ago, it has yet to be fully processed.

By modifying OPA 119 in the manner set out in OP-2022-01, a more expeditious approach to providing housing is achieved, in keeping with the Provincial Government's objective to expedite the delivery of housing, as set out in Bill 23 the *More Homes Built Faster Act* as well as other complementary provincial legislative changes.

This application is applicable to the parcel of land south of Wellington Road No. 19, labeled as the “SE Site” shown on the image below.



### ***Specifics of the Proposed Revisions***

The purpose of OP-2022-01, and this request, is to amend the policy in Section 9.2.2 of the County of Wellington Official Plan to increase the number of permitted single detached dwellings from 41 to 118 as part of a recreational residential community in conjunction with the Fergus Golf Club.

The text amendments to the County of Wellington Official Plan are described below and provided in the enclosed proposed Official Plan Amendment (Enclosure 3).

*"Fairview Fergus Golf Course Recreational/Residential Area policy 9.2.2 is hereby amended as by revising the text as follows:*

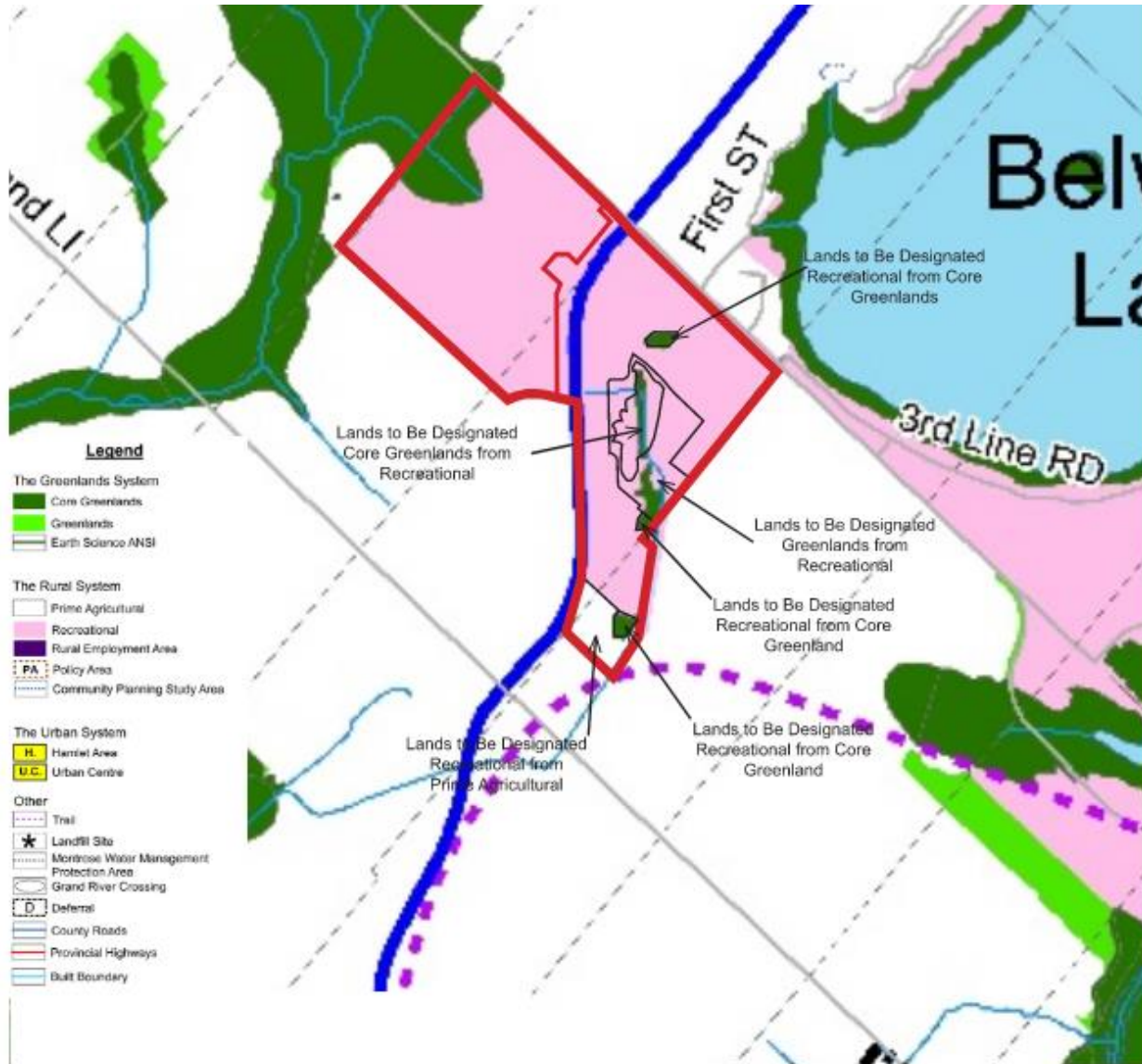
*"On ~~Part of Lots 9 and 10, Concession 3~~ Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Road Allowances Between Lots 9 and 10, Concession 3 (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington (the "Site"), a Recreational/Residential community may be developed in accordance with the policies of this subsection. ~~The predominant and primary use of the lands shall consist of private open space. In this regard, A public golf course, consisting of at least nine (9)~~ eighteen (18) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop, maintenance facilities and parking area. ~~Secondary uses shall consist of limited residential uses to be developed in accordance with the policies of this subsection.~~*

*The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the development of the property Site shall have an 18-hole golf course located on the parcel on the northern side of Wellington Road 19, pathways and vegetative buffer zones are located along all property lines with residential uses limited to the interior of the site parcel south of Wellington Road 19. These two parcels will be linked through an underpass, connecting the residential and golf course uses. Servicing facilities may be located on the northern parcel to service both parcels. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3<sup>rd</sup> Line. All residential units shall meet the requirements of the Minimum Distance Separation Formula.*

*The maximum number of residential units permitted on the property Site shall not exceed ~~forty one (41)~~ one hundred and eighteen (118). The residential units shall consist of single detached homes. All residential units to be developed on the property Site shall proceed by plan(s) of condominium and be privately serviced only. The subject property Site is identified as a site plan control area."*

*The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3<sup>rd</sup> Line and the existing bush and shall consist of a maximum of twenty one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area."*

OP-2022-01 also proposes to modify Schedule A1 to the County Official Plan as depicted below and as set out in the enclosed proposed Official Plan Amendment (Enclosure 3).



### ***Public Consultation***

OP-2022-01 was submitted on February 18, 2022, along with complementary Zoning By-law Amendment and Plan of Subdivision/Condominium Applications; the applications were deemed complete by the Township on April 7, 2022 and by the County of Wellington on May 9, 2022.

A voluntary Community Information Meeting was held on June 1, 2022 at the Belwood Community Hall. Consultation with the First Nations commenced on April 4, 2022. A Stage I Archaeological Assessment was filed and accepted by the Ministry of Heritage, Sport, Tourism and Culture Industries on July 7, 2022. The field work for the Stage II Archaeological Assessment has been completed and will be shared with the First Nations and filed with the Ministry in the coming weeks.

OP-2022-01 is currently being reviewed but has not been substantially processed by the County. The related applications along with the appropriate technical studies for Draft Plan of Subdivision, Draft Plan of Condominium, and Zoning By-law Amendment are being reviewed by the Township and County (Enclosure 4: Letter of Transmittal). The review process for these complementary applications will continue should our request for modification to the County Official Plan be accepted by the Minister.

A statutory public meeting on these planning applications, pursuant to the Planning Act, has not been scheduled to date.

### ***Existing Planning Permissions on the Site***

Section 9.2.2 of the Wellington County Official Plan currently provides permission for 41 residential dwellings and associated communal services together with a 9-hole golf course on the “SE Site”, which is also reflected in the current zoning of the property.

These existing permissions were approved in February 1996 by way of Official Plan Amendment 18 to the West Garafraxa Official Plan, Zoning By-law Amendment 29-92 and a draft plan of condominium in June 1996 (File Ref. #23CD94001) (Refer to Enclosures 5 and 6). Development pursuant to these approvals has not taken place to date.

Since the 1996 approvals were granted, the context of the site in relation to the Official Plan policy has changed substantially, including the construction on the “NW Site” of an 18-hole golf course. Proposed OP-2022-01 seeks to revise the existing permissions to recognize the evolved context and increase the permitted number of homes from 41 to 118 while maintaining the intent of the policy to permit residential uses in a recreational context.

As set out in the submitted and enclosed Planning Report submitted for OP-2022-01, the proposed text revisions to Policy 9.2.2 and the amendments to Schedule A1 of the County of Wellington Official Plan are consistent with the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, and the goals of the *County of Wellington Official Plan*.

In addition to these planning frameworks, the Provincial Government has introduced legislation to speed up the delivery of new housing. A primary intent of the recently passed Bill 23, *More Homes Built*

*Faster Act* is to increase the supply and expedite the development of new housing. By modifying OPA 119 to reflect the proposed OP-2022-01, a more expeditious approach to providing housing can be achieved, in keeping with the provincial directives.

Thank you for the opportunity to submit this request. We appreciate your consideration and if you have any questions, please do not hesitate to contact the undersigned. We would also be pleased to arrange a meeting to discuss the request in greater detail and could include our planning consultants Hugh Handy and Evan Wittmann from GSP Group.

Yours very truly,

GERANIUM



Cheryl A. Shindruk, MCP, MCIP, RPP  
Executive Vice President

Encls.

Copy: Mr. Aldo Salis and Ms. Meagan Ferris, County of Wellington  
Mr. Brett Salmon, Township of Centre Wellington  
Messrs. Hugh Handy and Evan Wittman, GSP Group