



July 27, 2023

The Honourable Minister Steven Clark

Ministry of Municipal Affairs and Housing

777 Bay Street, 17th Floor

Toronto, Ontario M5G 2E5

Dear Minister Clark,

**Regarding: The Ministry's Request for Comments on OP120, and specifically relating to the Lands at 6585 Highway 6 North, Fergus, ON N1M 2W3, legally described as:**

**PLT 17 CON 15 NICHOL AS IN RO707709 EXCEPT PT OF PT 2, HWY PL ROS265833 & PART 1, PLAN 61R-11621 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 61R20062 AS IN WC373520 TOWNSHIP OF CENTRE WELLINGTON**

We write to you today to request inclusion of the 72.10-acre parcel of land, legally described above, in the urban envelope of (Fergus), Centre Wellington. We can assure you that this requested inclusion, along with proper planning entitlements, can quickly yield up to 1,400 units of **affordable home ownership housing** for the area.

Home Opportunities Non-Profit (<https://www.homeopportunities.ca>) has reached an agreement with the landowners, Mr., and Mrs. Ted Buczek, (1052367 ONTARIO LTD) to acquire and develop this land for affordable home ownership housing.

Although Home Opportunities Non-Profit is a relatively new corporation, Michel (Mike) Labbé, who has been involved with the construction and delivery of over ten thousand affordable homes, leads it. His developments include 419 units in 3 buildings in the Distillery District, 431 units at 650 Lawrence Avenue West beside the Lawrence West subway station and 643 units in the Junction at Keele Street and Dundas Street West. Mike and his team are currently working on several new affordable housing developments including 140 units in Brampton supported by

**478 Queen Street East, Suite 201, Toronto, Ontario M5A 1T7 Tel: (416)504-9855  
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Argo & Paradise Developments, 2,000 units in Niagara Falls supported by the City and 1,400 affordable units in London Ontario supported by the Farhi Group of Companies.

The subject land parcel in Fergus is ready for immediate development, save for inclusion in the OP, with road stubs and utilities already at the property line. Also, it is ~3km away from the new Fergus industrial park, which is now breaking ground and is projected to add 11,000 new jobs to the area once complete. (<https://www.wellingtonadvertiser.com/north-fergus-business-park-lands-in-high-demand-would-sell-out-in-two-years-says-consultant/>). Statistically, it will be difficult to attract the new industry to the Town if does not offer enough affordable work-force housing. Approving the request outlined here, will greatly benefit the economic development of Centre Wellington.

Our current plan is for a 2-phase development on this property to alleviate housing pressure in the area and serve the workforce requirements in Centre Wellington.

We believe that both business and workers are well served when good affordable housing is available nearby. Our truly Affordable Ownership Homes and unique shared equity investment-financing model allow families and individuals with modest incomes to own and occupy their own homes. Our model allows families to begin to build equity in their lives. This becomes a life-changer for these new owners.

The contemplated re-development of the Buczek lands with Affordable – Ownership-Housing will also bring new economic expansion to the area in the form of both many new well-paying jobs and housing for needed employees to fill existing ones.

The urban boundary was recently expanded to take in the two properties adjacent to these lands as part of OPA 119. Please see below the outline of the Buczek lands in pink. We have been actively engaged with the landowners and local stakeholders since August of 2020 (see letter enclosed) and given the new industrial development in the area, would like to move forward as expeditiously as possible.

We thank you for your kind consideration of this request and look forward to bringing Affordable Ownership Housing to Fergus, Ontario.

Yours sincerely,

A handwritten signature in cursive script that reads "Michel Labbé".

Michel Labbé

President

Home Opportunities Non-profit Corporation.

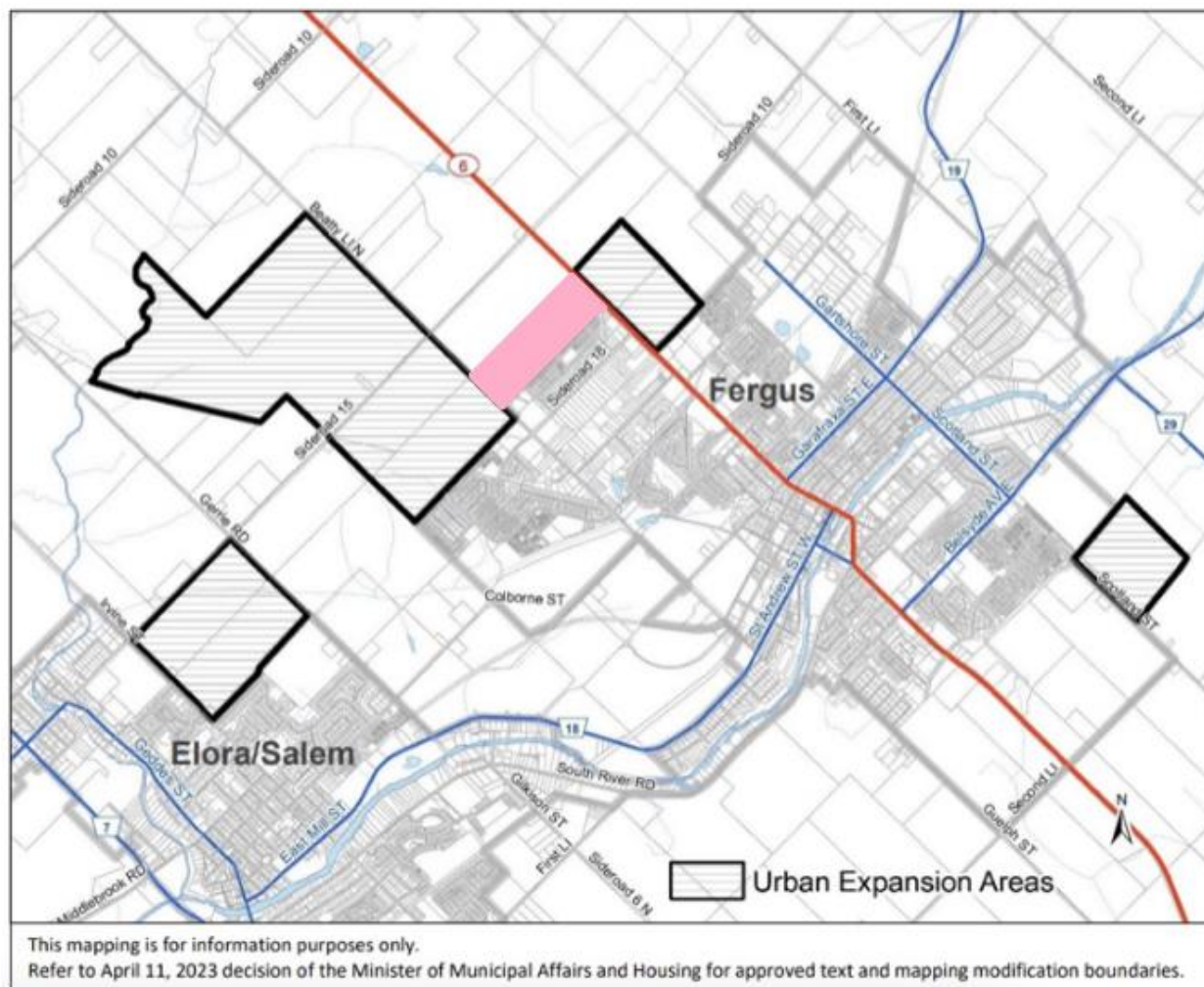
Enclosures:

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## 1. Schedule "A"

**Property map with Buczek Lands in PINK**

**Figure 1 Provincial Urban Expansions  
Fergus and Elora/Salem, Centre Wellington**



2. **Letter from landowners, Ted and Marlene Buczek (1052367 ONTARIO LTD) to Aldo Salis, Director of Planning, Wellington County.,dated August 19, 2020.**

Aldo Salis  
Director of Planning and Development  
Wellington County  
74 Woolwich Street  
Guelph, Ontario, N1H 3T9

August 9th , 2020

Dear Aldo Salis:

We are requesting that our farm at 6585 ON-6, Centre Wellington be brought into the urban boundary. This would be under the condition that ~36 acres, as shown on the enclosed sketch, is developed solely into affordable housing. We have no immediate plans to develop the remaining land however we know that, given its location, it will eventually play a role in the future growth of our community.

We have partnered with Home Opportunities, an Ontario non-profit organization, due to their history of developing high quality, sustainable, homes that are accessible to individuals and families of limited means. We believe strongly in their vision and the good that it will do for the eventual homeowners, local industries, and Centre Wellington as a whole.

Through our involvement in the Fergus St. Vincent de Paul society, we have seen first-hand the difficulty that many decent, hardworking, people are having in making ends meet. Homeownership has historically been one of the primary vehicles of family, social, and financial stability, yet current home prices unfortunately has put home ownership out of reach for many in our area.

The objective of this partnership is to build ~600 homes that are affordable to own for people with incomes of \$35,000 - \$75,000/yr. Our family has farmed this land for over 50 years, and we care deeply about its future. There is ample greenspace and forests along the Beatty Line for the local wildlife and edible plants and we will continue to farm the balance of the land as long as we are able.

With sensible design, we hope this community will be a model of healthy, comfortable, and sustainable living. Our farm is ideally positioned immediately to the north of the existing urban boundary and recently completed residential development off Sideroad 18. Vincent and Saddler streets come right to the edge of the property along with hookups for electric, water, gas, sewer, internet, and phone. We believe this land logically situated to further the

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Township's growth.

In talking to local businesses, we understand there are systemic difficulties in hiring employees at a wage that both the business can afford, and people can live on. Our land is within a few kilometers of the industrial base and affordable housing in this area could help attract and retain the types of skilled people that are needed for the success of these businesses. We support the growth and development work being done in this area and want to work with township staff in leveraging this project to bring good jobs to our area.

Thank you for your consideration and we look forward to working together to responsibly grow and strengthen our local community.

Sincerely,  
Ted Buczek