



RSR INC.

INSPIRED DEVELOPMENT FOR YOUR COMMUNITY

March 28, 2024

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor.
Toronto, ON M7A 2J3
c/o
mmahofficialplans@ontario.ca

RE: Get It Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023 - 019-8273

RSR Inc. requests 996 Scotland Street, Fergus (Part of Lot 3, Concession 1, Former Township of West Garafraxa, now Township of Centre Wellington) be included in the expanded Urban Boundary for Fergus. The lands are approximately 42.9 ha (106 ac) in size and immediately abut the recently approved South Fergus Secondary Plan Area ("SFSPA"). We are requesting that 20 ha (50 acres) of our site (that fronts onto Scotland Street) be included in the Urban Boundary.

Attachment 1 provides a property index map showing the subject land and Attachment 2 illustrates the portion of the property requested to be in the Urban Boundary.

Our request is based on the following rationale:

- Our site is located at the southern end of Fergus, near schools and the community center.
- Development at the south end of Fergus will ease traffic congestion problems caused by residential traffic north of the Grand River as they drive south to Guelph and the GTA.
- The site can be easily serviced by extending planned services from the SFSPA.
- The lands represent the lowest capability agricultural lands adjacent to Fergus and there are no MDS or environmental impacts associated with the site.

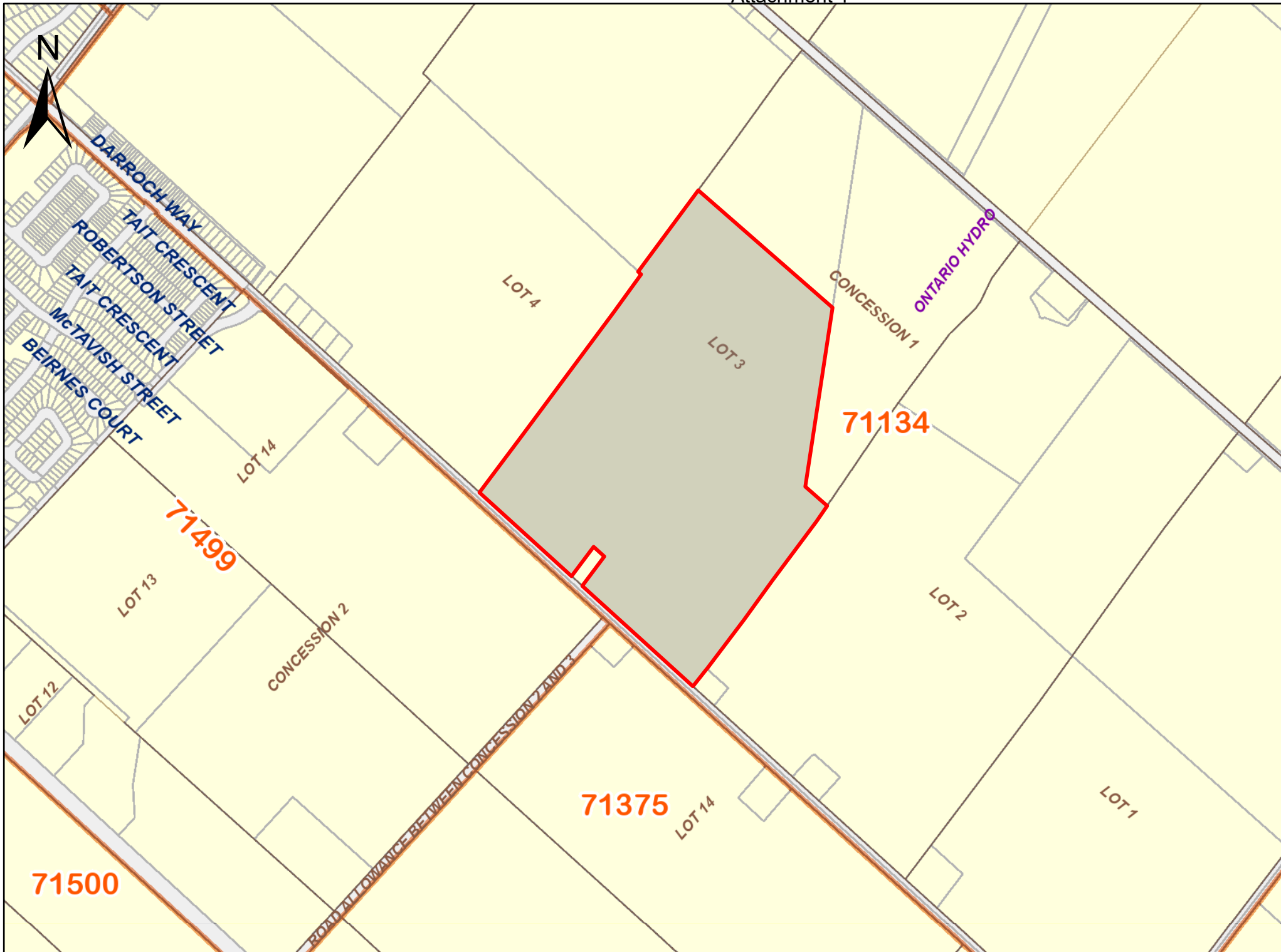
We support the Province of Ontario's commitment to build 1.5 million homes by 2031. By modifying the County of Wellington Official Plan to incorporate our site in the urban boundary, an expeditious approach to providing housing can be achieved, in keeping with provincial direction.

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.

Yours very truly,

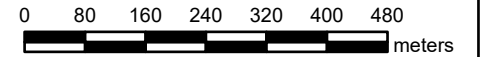
Robert Stovel

Robert P. Stovel, President



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FOR ROB STOVEL

SCALE



PROPERTY INDEX MAP

WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Attachment 2

