

Baker Planning Group
PO Box 23002 Stratford
Stratford, ON
N5A 7V8



May 20th, 2022

File No.: 2021-03-01

Brett Salmon
Managing Director of Planning & Development
Township of Centre Wellington
1 MacDonald Square
Elora, ON
NoB 1So

**RE: Zoning By-law Amendment Applications
950-960 St. David Street North, Fergus, Township of Centre Wellington
Groves Hospital Volunteer Association and Reid's Heritage Homes**

On behalf of the Groves Hospital Volunteer Association ("Owner") and Reid's Heritage Homes ("Applicant"), we are pleased to submit a Zoning By-law Amendment Application for land known municipally as 950 and 960 St. David Street North, Fergus, Township of Centre Wellington ("Site"). The Site is 19,655.2 square metres in area with 100.11 metres of frontage on St. David Street North.

The Owner is proposing a comprehensive redevelopment of the Site for the purposes of a mixed-use development, comprising a new commercial space for the Owner along St. David Street North and residential uses in the form of 2-bedroom stacked townhouses to the rear ("Proposed Development"). The commercial component will include a 1-storey building with 1,254.5 square metres of floor area and 53 off-street parking spaces. The residential component provides for 112 dwelling units, common and private amenity areas as well as 135 off-street parking spaces.

To permit the Proposed Redevelopment, a Zoning By-law Amendment is required to establish the site-specific provisions within the existing "Highway Commercial (C2) Zone".

In support of the Amendment Application, please find enclosed:

- One (1) completed copy of the Zoning By-law Amendment Application form;
- The Zoning By-law Amendment Application Fee in the amount of \$14,616.00;
- The Planning Justification Report, prepared by Baker Planning Group, and dated May 2022;
- The Functional Servicing Report, prepared by Stantec Consulting Ltd. and dated May 2022;
- The Final Geotechnical Investigation, prepared by Stantec Consulting Ltd. and dated May 18, 2022; and,
- The Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited and dated May 2022.

The hard copies will be dropped off at the Township of Centre Wellington municipal offices.

We trust the submission can accepted can be circulated for review. Should you have any questions or comments, please let us know and we would be happy to discuss further.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

c.c Howard Dobson, Groves Hospital Volunteer Association
Kevin Fergin, Reid's Heritage Homes