



July 7, 2026

Wellington County  
74 Woolwich Street  
Guelph, Ontario, N1H 3T9

**ATT: Ms. Meagan Ferris**

**Re: Application for Draft Plan of Subdivision and Zoning By-law Amendment  
6490 First Line and 8076 Wellington Road 19  
Part of Lot 8, Concession 1, Plans 61R-11802 & 61R-21076  
RBS & EJS Fergus G.P. Inc.**

Dear Ms. Ferris,

I am writing to you on behalf of RBS & EJS Fergus G.P. Inc. with respect to an application for Draft Plan of Subdivision and Zoning By-law Amendment related to the properties municipally known as 6490 First Line and 8076 Wellington Road 19, in the Township of Centre Wellington.

In support of this application, please find enclosed the following:

**Drawings**

- Four (4) copies of the draft plan with key maps, folded to 8-1/2 x 14" size, containing information required in accordance with Subsection 51(17)

**Reports/Studies**

- Stage 1-2 Archaeological Assessment, prepared by Archeoworks Inc
- Notice of Review and Acceptance of Stage 1-2 Archaeological Assessment, Ministry of Culture
- Hydrogeological Assessment, prepared by Soil Engineers Ltd.
- Geotechnical Investigation, prepared by Soil Engineers Ltd.
- Heritage Impact Assessment, prepared by Biglieri Group
- Transportation Impact Study, prepared by BA Group
- Environmental Impact Study, prepared by Envision Consultants
- Functional Servicing and Stormwater Management Report, prepared by SKA Consulting Engineers
- Urban Design Brief, prepared by Weston Consulting
- Planning Justification Report, prepared by Weston Consulting
- Noise Impact Study, prepared by HGC Acoustics

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### Financial

- One (1) cheque made payable to the County of Wellington in the amount of **\$109,920.00** (Draft Plan of Subdivision \$19,570 base fee plus \$130 per unit fee x 695 units)
- One (1) cheque made payable to the Grand River Conservation Authority in the amount of **\$21,000.00** (Subdivision application base fee and per net hectare fee, capped at \$30,000, with 70% payable with application, and remaining 30% payable prior to issuance of conditions of draft plan approval)

### Other

- Completed public consultation strategy form
- One (1) original of the completed application and signed form (including declarations)
- Two (2) copies of the completed application and signed form (including declarations)
- One (1) complete list of landowners and mailing addresses (including postal codes) of all properties within 120m of the subject lands as prepared by the Township of Centre Wellington
- One (1) copy of the Registered Deed of Title
- One (1) copy of all above noted reports/studies accompanying this application
- Electronic (PDF) version of all reports/studies
- Electronic submission (AutoCAD compatible) of the draft plan
- Wellington Source Water Protection Screening Form
- Wellington Source Water Protection Contact & Proposal Information
- Draft Zoning By-law Amendment

Should you have any immediate questions or concerns, please do not hesitate to contact me at [cpan@sorbara.com](mailto:cpan@sorbara.com) or by phone at 905-850-6154 ext. 298.

Sincerely,



Catherine Pan, MCIP, RPP  
Development Manager  
/cp  
Encl.