



March 6, 2025

County of Wellington  
74 Woolwich Street  
Guelph, ON  
N1H 3T9

The County of Wellington  
Planning Dept.

MAR 10 2025

Attn. : Sarah Wilhem  
Manager of Policy Planning

Re: **Official Plan Amendment**  
**Settlement Area boundary Expansion and Redesignation**  
**Municipal Address: 6586 Beatty Line**

Please accept the following Official Plan Amendment ("OPA") application on behalf of Sorbara/Tribute Brubacher Holdings Inc ("The Owner"). This OPA seeks to include the property municipally known as 6586 Beatty Line ("Subject Property") in the Fergus settlement area boundary and permit the development of single detached, townhouse units, stormwater management pond and park on the Subject Property.

In support of this proposal, we have enclosed the necessary documents, including:

- 1) Application form and associated settlement boundary expansion fee in the amounts of \$39,320.00 and local OPA fee of \$3670
- 2) Concept Plan, prepared by Weston Consulting Inc.
- 3) Desktop Agricultural Characterization Report, prepared by Colville Consulting Inc
- 4) Draft COPA and Schedules, prepared by Weston Consulting Inc.
- 5) Draft OPA and Schedules, prepared by Weston Consulting Inc.
- 6) Environmental Impact Assessment, prepared by Geoprocess
- 7) Geotechnical Investigation Report, prepared by Soil Engineers
- 8) Lands Needs Assessment Report, prepared by Parcel Economics
- 9) Hydrogeological Report, prepared by Soil Engineers
- 10) Planning Justification Report, prepared by Weston Consulting Inc.
- 11) Preliminary Water Balance, prepared by Envision Consultants
- 12) Preliminary Servicing and SWM Brief, prepared by SCS Consulting
- 13) Stage 1-2 Archaeological Report and clearance, prepared by Archeoworks
- 14) Traffic Impact Assessment, prepared by BA Group

We would greatly appreciate the opportunity to engage in any necessary discussions to move the process forward. Please feel free to contact the undersigned at 905-850-6154 or [hsiva@sorbara.com](mailto:hsiva@sorbara.com) if you require any additional information or would like to schedule a meeting.

Yours Truly,  
*Herthana Siva*  
Herthana Siva  
Development Manager

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