

April 7, 2025

The County of Wellington  
Planning Dept.

Mr. Aldo Salis  
Director of Planning and Development  
Wellington County  
74 Woolwich Street  
Guelph ON N1H 3T9

APR 09 2025

Dear Mr. Salis:

**RE: Official Plan Amendment Application  
6704 & 6684-6688 Beatty Line North, 7692 Sideroad 15 & 7715  
Sideroad 15, Fergus**

---

Landwise has been retained by Tribute (Fergus Oaks) Limited to submit a County Official Plan Amendment application on their behalf for the lands municipally known as 6704 and 6684-6688 Beatty Line North, 7692 Sideroad 15 and 7715 Sideroad 15 in the Township of Centre Wellington in Wellington County.

**Wellington County Official Plan Amendment for Settlement Area Boundary Expansion**

The purpose of the County Official Plan Amendment is to request an expansion of the existing settlement area of Fergus within Centre Wellington. The proposed expansion lands are north of the existing Settlement Area of Fergus and has potential to include residential, community facilities and local commercial uses to meet the growth needs of the County.

Refer to the Planning Justification Report and supporting studies for additional details of the subject lands and the Settlement Area Boundary Expansion request and proposed County Official Plan Amendment.

Please note that a concurrent Official Plan Amendment will be submitted to the Township of Centre Wellington to facilitate the proposed Settlement Area Boundary Expansion.

**County Official Plan Amendment Submission**

Landwise respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at Wellington County and outside agencies for commenting.

Please find the electronically enclosed documents in support of the application:

- Signed Official Plan Amendment application;
- Copy of the cheque the amount of **\$39,320.00** made payable to the Treasurer of the County of Wellington;
- Survey;
- Planning Justification Report (incl. Draft By-law and Public Consultation Record and Conceptual Structure Plan) dated February 2025 prepared by Landwise;
- Land Needs Assessment dated March 28, 2025 prepared by Parcel Economics Inc.;
- Agricultural Impact Study dated November 26, 2024 prepared by DBH Soil Services Inc.;
- Environmental Impact Statement dated December 4, 2024 prepared by GeoProcess Associates Inc.;
- Functional Servicing and Preliminary Stormwater Management Report dated January 2025 prepared by C.F. Crozier & Associates Inc.;
- Source Water Protection Screening Form;
- Stage 1 Archaeological Property Assessment dated February 11, 2025 prepared by AMICK Consultants Ltd.

Please note that a hard copy of each document along with the cheque in the amount of \$39,320.00 will be couriered to Wellington County under separate cover.

Should you have any questions or require additional information, please do not hesitate to contact Edward John at (905) 574-1993 ext. 202 or [edward.john@landwise.ca](mailto:edward.john@landwise.ca).

Respectfully Submitted,  
**LANDWISE**



**Katelyn Gillis, BA**  
Senior Planner



**Edward John, B.A., M.A., MRTPI**  
Partner / Principal Planner

Cc: Tribute (Fergus Oaks) Limited c/o Susan Zuccherro, Director, Land Development