



D U N P A R
BETTER BY DESIGN

August 28, 2025

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph, Ontario N1H 3T9

The County of Wellington
Planning Dept.

Attention: Director of Planning and Development

SEP 03 2025

**Re: County Official Plan Amendment Application
650 Victoria Terrace, Fergus, ON**

On behalf of 2566201 Ontario Inc. ("Dunpar Developments Inc."), please find enclosed the hard copy submission material in support of the County Official Plan Amendment ("OPA") application for the lands municipally known as 650 Victoria Terrace, Fergus.

Submission Materials

1. Cheque in the amount of \$19,660.00 for the application fees
2. County of Wellington Official Plan Amendment Application Form, dated August 27, 2025
3. Public Consultation Strategy Form, dated August 26, 2025
4. Source Water Protection Screening Form, dated August 27, 2025
5. Appendix A: Contact Proposal Information Form, dated August 26, 2025
6. Tree Inventory and Preservation Arborist Report prepared by Kuntz Forestry Consulting Inc., dated August 1, 2025
7. Tree Protection and Compensation Plan prepared by Kuntz Forestry Consulting Inc., dated August 1, 2025
8. Architectural Plans prepared by Dunpar Developments Inc., dated July 25, 2025
9. Draft County Official Plan Amendment prepared by GSP Group
10. Functional Servicing and Stormwater Management Report prepared by MTE Consultants Inc., dated August 14, 2025
11. Functional Site Grading Plan prepared by MTE Consultants Inc., dated August 7, 2025
12. Functional Site Servicing Plan prepared by MTE Consultants Inc., dated August 7, 2025
13. Land Use Compatibility Report prepared by Thornton Tomasetti, dated August 8, 2025
14. Noise Impact Study prepared by Thornton Tomasetti, dated August 8, 2025
15. Phase One Environmental Site Assessment prepared by Azimuth Environmental Consulting Inc., dated August 11, 2025
16. Planning Justification Report including Urban Design Brief prepared by GSP Group,

dated August 2025

17. Transportation Impact Study prepared by Paradigm Transport Solutions Limited, dated August 2025

18. Parcel Register, dated August 20, 2025

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.



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