
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 22, 2026

Aldo L. Salis, MCIP, RPP
Director of Planning and Development
County of Wellington
74 Woolwich Street
Guelph, ON
N1H 3T9

**RE: Application for Official Plan Amendment
County of Wellington File – OP-2025-13
Pt. Lots 11 & 12, Concession 4
Township of Puslinch
County of Wellington**

Dear Mr. Salis,

Please find enclosed the requested information set out in your correspondence (dated February 12, 2026) for the Official Plan Amendment (OP-2025-13).

The following additional supporting documentation has been prepared for this proposal:

- Agricultural Impact Assessment (Stovel and Associates Inc.) (April 2026).
- Environmental Impact Assessment (Stovel and Associates Inc.) (April 2026).
- Servicing Options Assessment (Scheckenberger and Associates Ltd.) (April 2026).
- Transportation Impact Brief (Paradigm Transportation Solutions Limited) (April 2026).
- Noise Feasibility Study (HGC Noise Vibration Acoustics) (April 2026).
- Concept Plan (Stovel and Associates Inc.) (March 2026).
- Planning Justification Report (Update – May 2026).

The purpose of the application is to redesignate the subject land from Secondary Agricultural to Country Residential to permit the development of a rural residential plan of subdivision. The proposed development contemplates approximately 39 estate residential lots to be serviced by private wells and individual on-site sewage systems (tertiary treatment).

The subject land is a former aggregate extraction operation (i.e., Nigro Pit), that has been rehabilitated and surrendered. As such, the lands are disturbed and are not prime agricultural lands. The proposal provides an opportunity to

accommodate rural residential growth on lands of reduced agricultural capability, consistent with the broader objective of directing development away from prime agricultural areas.

Regarding the County's request for Farm Data Sheets, we have circulated requests for completed surveys multiple times (with stamped, self-addressed envelopes). The Agricultural Impact Assessment includes all Farm Data Sheets that were returned to SAI by the landowners in the Secondary Study Area.

Also attached is a copy of the completed Archaeological Checklist – Criteria for Evaluating Archaeological Potential for the subject land.

We will forward a copy of the posted sign under separate cover.

We respectfully request that the application be deemed complete and circulated to relevant agencies for review. We would be pleased to provide any additional information required and look forward to working collaboratively through the review process.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Robert Stovel

Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.

cc. Joanna Henderson, County of Wellington