
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

May 8, 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-2025-14
5338 Wellington Road 125
Pt. Lots 11 & 12, Concession 2
Town of Erin
County of Wellington**

Dear Mr. Salis,

Please find enclosed the requested information set out in your correspondence (dated February 10, 2026) for the Official Plan Amendment (OP-2025-14).

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 Study (Paradigm Transportation Solutions Limited) (April 2026).
- Clarification Letter, Groundwater Science Corp. (May 8, 2026).
- Noise Feasibility Study (HGC Noise Vibration Acoustics) (April 2026).
- Concept Plan (Stovel and Associates Inc.) (March 2026).
- Planning Justification Report (Update – April 2026).

The purpose of the application is to redesignate the subject lands from Secondary Agricultural to Country Residential to permit the development of a rural residential plan of subdivision. The proposed development contemplates approximately 43 estate residential lots to be serviced by private wells and individual on-site sewage systems (tertiary treatment).

The subject lands represent a former and an active aggregate extraction operation

(Ospringe Pit and Ospringe Pit Extension), portions of which have been rehabilitated and surrendered. The pit licence will be surrendered following approval of the proposed development. As such, the lands are disturbed and do not function as viable agricultural lands. The proposal provides an opportunity to accommodate rural residential growth on lands of no agricultural capability, consistent with the broader objective of directing development away from active agricultural areas. No agricultural lands will be consumed as a result of this development.

Regarding the County's request for Farm Data Sheets, we have circulated requests for completed surveys multiple times. The Agricultural Impact Assessment includes all Farm Data Sheets that were submitted by the landowners in the Secondary Study Area.

As noted in the Clarification Letter prepared by Groundwater Science Corp. dated May 8, 2026, the Preliminary Nitrate Impact and Water Supply Feasibility Study was prepared as a feasibility-level assessment in support of the current Official Plan Amendment application and based on a preliminary conceptual development plan. Additional detailed planning and technical review processes are anticipated through subsequent approvals with the County of Wellington and Town of Erin, which may result in refinement of the proposed development, including configuration and unit count. It is anticipated that further hydrogeological assessment and implementation of MECP Procedures D-5-4 and D-5-5 will be completed and/or updated through future planning stages, including Draft Plan of Subdivision approval, once the development concept has been finalized.

Scheckenberger & Associates Ltd. prepared the Servicing Options Assessment. Ron Scheckenberger, P.Eng., reviewed the applicable Official Plan policies and confirmed that the proposal conforms to County of Wellington Official Plan Policy 11.2.3 – Servicing Options Assessment.

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. Thomas Freeman, County of Wellington