

VIA EMAIL

August 26, 2026

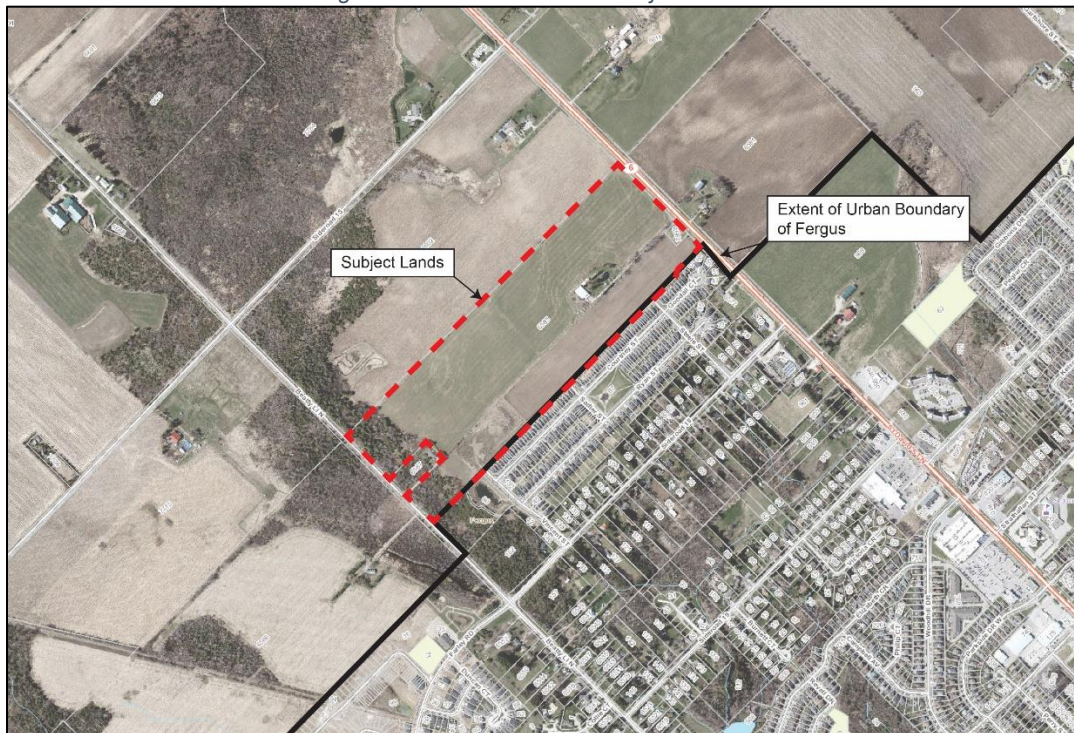
County of Wellington
Planning and Development Department
74 Woolwich Street
Guelph, ON N1H 3T9

**Re: County Official Plan Amendment & Township Official Plan Amendment
for Fergus Settlement Area Boundary Expansion
6582-6585 and Highway 6
1052367 ONTARIO LTD.
Centre Wellington**

Our File: KRS/FRG/25-01

On behalf of 1052367 ONTARIO LTD. and Ted and Marlene Buczek (collectively, the 'Owner'), Zelinka Priamo Ltd. is proud to submit planning applications for residential and mixed-use development (the 'Proposed Development') on the properties known municipally as 6582 Highway 6 and 6585 Highway 6, located just north of the Fergus Settlement Area (the 'Subject Lands'). The Subject Lands are legally described as Part of Lot 17, Concession 15, Geographic Township of Nichol (Figure 1).

Figure 1: Aerial view of the Subject Lands.



The Subject Lands are approximately 29.3 ha (72.4 ac) in area and consist of two (2) parcels, together forming a generally rectangular parcel spanning from Highway 6 to the east to Beatty Line North to the west. Accordingly, the Subject Lands have approximately 303 m of frontage along Highway 6 and approximately 242 m of fragmented frontage along Beatty Line North. The Subject Lands are primarily used for agricultural cultivation and are developed with a single-detached residential dwelling and accessory structures, including a barn, located relatively central to the property.

The Subject Lands also feature an identified Provincially Significant Wetland (PSW) and Significant Woodland feature on the west portion of the lands, comprising approximately 3.0 ha (7.4 ac) of area. Otherwise, the Subject Lands are generally flat, gently sloping downwards to the west towards the PSW feature.

More broadly, the Subject Lands are located just outside of and adjacent to the northerly limit of the Urban Boundary of Fergus. The predominant uses to the west, north, and east are agricultural and rural residential.

A residential development, known as the Strathlea/Bonaire Subdivision, including a mix of single detached and townhouse dwellings is located to the direct south of the Subject Lands (being just within the Urban Boundary of Fergus). There are three (3) road stubs that terminate at the Subject Lands from these neighbouring lands, in contemplation of future connections via Vincent Street, Sadler Street, and Steele Street. Additionally, it is understood that the southerly lands have been designed to accommodate servicing capacity in anticipation of the development of the Subject Lands, with water, sanitary, and stormwater capacity having been built in to this southerly development to accommodate future development of the Subject Lands.

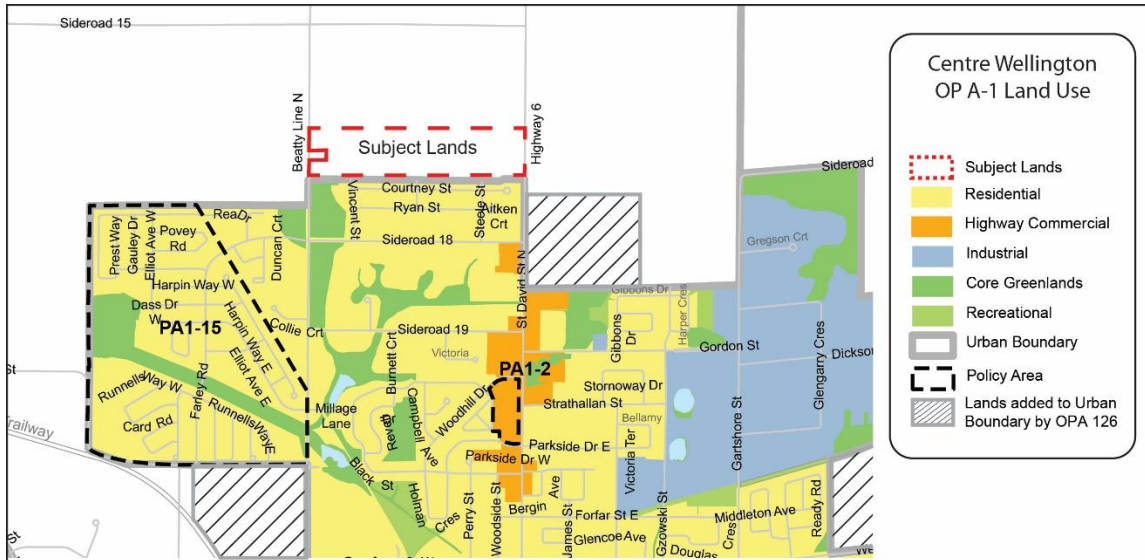
PLANNING POLICY FRAMEWORK

Within the County of Wellington Official Plan, the Subject Lands are located outside of the “Primary Urban Centre” which represents the Fergus Settlement Area. As such, the lands are designated predominantly as “Prime Agricultural”, with the westerly part of the lands designated as a mix of “Core Greenlands” and “Greenlands” relating to the PSW.

The Centre Wellington Official Plan only applies to lands within the settlement areas of Fergus and Elora, and therefore does not currently apply to the Subject Lands (Figure 2). Lands adjacent to the Subject Lands to the south are designated “Residential” and “Core Greenlands”.

In the Township of Centre Wellington Zoning By-law 2009-045, as amended, the subject lands are zoned “Agricultural (A)”. Accordingly, currently permitted development is limited to agricultural and agricultural-related uses.

Figure 2: Centre Wellington Official Plan Schedule A-1 – Land Use. Subject Lands outlined in red dashed line.



PROPOSED DEVELOPMENT

As depicted by the enclosed conceptual development plan, the proposal is that of a new mixed-use community, with a mix of dwelling unit types and densities, including single-detached dwellings, townhouses, and apartments. The development will also feature a new public park (0.82 ha) and a mixed-use/commercial block (1.60 ha) contemplated in the southeast corner of the Subject Lands. The proposal also includes a 4.96-hectare (12.3 ac) block reserved for a new school. The Owner is in discussions and is coordinating with the Wellington Catholic District School Board ('WCDSB') pursuant to the establishment of a new school on this portion of the Subject Lands. It is understood that the WCDSB will seek to facilitate appropriate planning approvals to facilitate this school in a coordinated and related, but separate manner from the present applications.

A conceptual road network has been depicted, connecting to the three (3) aforementioned local roads to the south, and including an east-west collector spine connecting to Highway 6 to the east. The new roads total 4.1 hectares (10.1 ac) in area and are intended to be built to municipal standards and subsequently dedicated to the municipality through the Plan of Subdivision process.

PLANNING APPLICATIONS

In order to facilitate the Proposed Development, the Owner submits the following Planning Act applications:

1. **County of Wellington Official Plan Amendment (COPA)** to expand the Fergus Settlement Area Boundary to include the Subject Lands. Specifically, the COPA will amend the COP to:
 - Add the Subject Lands to the "Primary Urban Centre" of Fergus and designate the Subject Lands "Designated Greenfield Area" on Schedule A and A1; and

- Redesignate the Subject Lands from “Prime Agricultural” to the “Primary Urban Centre” designation on Schedule B1 while maintaining the “Greenlands” and “Core Greenlands” designations.
2. **Township Official Plan Amendment (OPA)** to bring the subject lands into the “Primary Urban Centre” of Fergus and apply land use designations that will facilitate urban development. Specifically, the OPA will amend the OP to:
- Add the Subject Lands to the “Urban Boundary” of Fergus and redesignate the Subject Lands to a combination of “Residential” and “Highway Commercial” on Schedule A-1, while extending the “Core Greenlands” designation to appropriately capture and protect the natural heritage feature.

At this time, the COPA and OPA are the only Planning Act applications being advanced. Implementing Zoning By-law Amendment and Draft Plan of Subdivision applications have been prepared and are anticipated to be submitted in the future to facilitate the detailed development of the Subject Lands. These future applications have been presented and considered by this submission, and the draft instruments have been provided in addition to the preparation required technical studies have been completed in order to provide a comprehensive planning rationale for the Proposed Development. These future applications will include:

3. **Zoning By-law Amendment** to implement the appropriate zoning standards that reflect the proposed development form, generally considered medium density residential.
4. **Draft Plan of Subdivision** to subdivide the subject lands to facilitate future development, including the layout of lots and blocks, road networks, parks, stormwater facilities, and servicing corridors.

SUBMISSION MATERIALS

In addition to this letter, please find the following materials enclosed (digital and x1 hard copy):

- Draft Plan of Subdivision, prepared by Zelinka Priamo Ltd., dated February 2026; and
- Topographic Survey, prepared by Van Harten Surveying Inc., dated July 27, 2026;
- Plan of Survey, prepared by Van Harten Surveying Inc., dated August 17, 2022.
- Planning Justification Report, prepared by Zelinka Priamo Ltd., dated August 26, 2026, including:
 - Draft County Official Plan Amendment
 - Draft Official Plan Amendment
 - Draft Zoning By-law Amendment
 - Draft Plan of Subdivision
- Environmental Impact Study, prepared by Beacon Environmental Limited, dated August 24, 2026;

- Traffic Impact Study, prepared by GHD Ltd., dated August 19, 2026;
- Agricultural Impact Assessment, prepared by Clark Consulting Services, dated August 17, 2026;
- Fiscal Impact Assessment, prepared by urbanMetrics Inc., dated August 7, 2026;
- Land Needs Assessment, prepared by urbanMetrics Inc., dated August 13, 2026;
- Stage 1-2 Archaeological Assessment, prepared by AS&G Archaeological Consulting Inc., dated July 29, 2026;
- Functional Servicing and Stormwater Management Report, including servicing and grading plans, prepared by SMD Consultants Inc., dated July 29, 2026;
- Geotechnical Investigation, prepared by GRIT Engineering, dated July 31, 2026;
- Scoped Hydrogeological Investigation, prepared by HCS, dated August 11, 2026;
- Noise Study, prepared by GRIT Engineering, dated August 10, 2026; and
- Arborist Report, prepared by Beacon Environmental Limited, dated August 25, 2026.

Please note that the required application fees have been couriered to the respective municipal offices as follows:

- County Official Plan Amendment (SABE) fee of \$50,680.00;
- Township OPA fee of \$32,921.00;
- Township Deposit fee of \$12,000.00; and
- Grand River Conservation Authority Review fee of \$2,500.00.

We trust that the enclosed information is complete and satisfactory, and we look forward to working with the Township. Should you have any questions, or require further information, please do not hesitate to call.

Kinds regards,

ZELINKA PRIAMO LTD.



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CC The Client