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

File # 1012

**MAR 31 2025**

March 28, 2025

**Attn: Meagan Ferris, Manager of Planning and Environment****RE: Applications for Official Plan Amendment (Settlement Area Boundary Expansion) and Draft Plan of Subdivision  
6581 Highway 6, Centre Wellington**

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Polocorp Inc. ('Polocorp') is pleased to submit the following applications for Official Plan Amendment and Draft Plan of Subdivision ('OPA/DPS') for the lands located at 6581 Highway 6 in the Township of Centre Wellington. Polocorp has retained UP Consulting (c/o David Galbraith) to act as our Planner on this file. The proposed OPA/DPS applications intend to redesignate the above noted lands to permit a residential Plan of Subdivision development.

Applications for Local Official Plan Amendment and Zoning By-law Amendment have also been submitted concurrently to the Township of Centre Wellington in support of the overall proposed development.

This submission is being made in conjunction with similar planning applications on lands to the south at 968 St. David Street. Previous pre-consultation meetings were held with Staff which contemplated a combined development plan for both properties. Since pre-consultation, Polocorp has decided to split the development into two application submissions, one for each property at 6581 Highway 6 (the 'North Lands') and 968 St. David Street (the 'South Lands')<sup>1</sup>.

The applications have been split due to the different land use implications that County OPA No. 126 will have on each property. Under OPA No. 126, the South Lands are proposed to be brought into the Urban Boundary of Fergus. As such, a request for a Settlement Area Boundary Expansion may not be necessary.

The North Lands (i.e. the lands subject to this application), however, are not currently proposed to be brought into the Fergus urban area, and as such, will require a Settlement Boundary Expansion with the County as part of the Official Plan Amendment request.

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<sup>1</sup> Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted digitally on **March 12, 2025** to the County and Township for the South Lands (968 St. David Street North).

In support of the applications to the County & Township, the following materials have been prepared:

- Planning Justification Report, prepared by UP Consulting (dated March 27, 2025),
- Draft Official Plan Amendment Text and Schedules, prepared by UP Consulting,
- Draft Zoning By-law Amendment Text and Schedules, prepared by UP Consulting,
- Draft Plan of Subdivision & data file, prepared by Polocorp Inc. (dated March 4, 2025, revised with Surveyor/Owner signatures March 11, 2025),
- Boundary Survey & data file, prepared by JD Barnes (dated February 5, 2024),
- Stage 1-2 Archaeological Assessment, prepared by AMICK (dated February 25, 2025),
- Heritage Impact Assessment, prepared by CHC Limited (dated February 16, 2025),
- Environmental Impact Study, prepared by Dougan & Associates (dated March 2025),
- Parks and Landscape Plans, prepared by Dougan & Associates (dated March 12, 2025),
- Arborist Report & Tree Preservation Plan, prepared by Dougan & Associates (dated February 2025),
- Minimum Distance Separation Memo, prepared by Stantec (dated March 20, 2025),
- Functional Servicing and Stormwater Management Report, prepared by GEI Consultants (dated March 12, 2025),
- Salt Management Plan, prepared by GEI Consultants (dated March 12, 2025),
- Engineering Drawing Set, prepared by GEI Consultants (dated March 12, 2025),
- Geotechnical Report, prepared by CVD Engineering Ltd. (dated February 28, 2025),
- Hydrogeological Study, prepared by CVD Engineering Ltd. (dated February 28, 2025),
- Noise and Vibration Feasibility Study prepared by HGC (dated March 5, 2025),
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited (dated March 2025),
- Land Needs Assessment prepared by Dillon Consulting (dated March 26, 2025), and
- Landowner Circulation List prepared by Centre Wellington Staff (dated March 13, 2025).

In addition to the above supporting materials, the following forms and applications have also been submitted in support of the proposed development:

- County's Draft Plan of Subdivision Application Form,
- County's Official Plan Amendment Application Form,
- County's Public Consultation Strategy Form,
- Township's Zoning By-law Amendment Application Form,
- Township's Official Plan Amendment Application Form,
- Township's Draft Plan of Subdivision Review & Deposit Form, and
- Source Water Protection Screening Form.

The following application fees have also been submitted, payable to the County of Wellington:

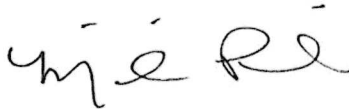
- **\$58,725.00** for the Draft Plan of Subdivision Fee up to 535 units (Cheque No. 4966), and
- **\$39,320.00** for the OPA Settlement Boundary Expansion Request Fee (Cheque No. 4967).

We understand that the County Approval Fee for a Local OPA is not required at the outset of the application, and as such, has not been submitted at this time.

Should any adjustments be made to the issued amounts, please advise the undersigned. We kindly request that cheques only be deposited, as needed, for each application as it is processed. If any of the applications noted are deemed to be unnecessary or redundant given the status of OPA No. 126, please contact our office and we will arrange to have the relevant cheques returned.

Please note original hard copies of the County application forms and signed Draft Plan of Subdivision drawing will be delivered to the County. If any additional hard copies of the supporting materials are required, we are happy to provide at your request. We trust that the enclosed is sufficient to meet the submission requirements for a complete application for the proposed OPA/DPS applications. Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mike Puopolo,  
Co-CEO, Polocorp Inc.



Joseph Puopolo,  
Co-CEO, Polocorp Inc.

Cc: David Galbraith, UP Consulting  
Matthew Warzecha, Polocorp Inc  
Ruth Tregenza, Polocorp Inc