

February 13, 2024

Tyler Shantz
Municipal Services Office – Western Ontario
659 Exeter Road, Floor 2
London, ON
N6E 1L3

Dear Mr. Shantz:

**RE: Wellington County Official Plan Amendment 120 (ERO Posting: 019-6784)
6832-6939 Wellington Road 124 (Spencer Pit), Guelph Eramosa Township
OUR FILE 10116N**

On behalf of our client, TCA and 882510 Ontario Limited, we have prepared the following letter for consideration during the Ministry's review of the County of Wellington Official Plan Amendment 120 for lands located at 6831-6939 Wellington Road 124 in the Guelph-Eramosa Township and County of Wellington (the 'subject lands').

We understand that through Official Plan Amendment 120, the County forecasts a total employment growth of 70,000 persons for the County of Wellington within the 30-year horizon to 2051. Specifically, the County forecasts a total employment growth of 6,800 persons by 2051 for the Guelph/Eramosa Township.

This submission requests consideration of the subject lands for future employment uses to support the Township and County in accommodating employment space for the forecasted growth. The subject lands have a total area of approximately 76 hectares and provide an opportunity for large scale industrial parcels to be created for uses such as warehousing and logistics, which are difficult to locate in urban service areas where the lots are smaller.

While the County's Land Needs Assessment identifies employment growth forecasts, it is critical at this stage in the

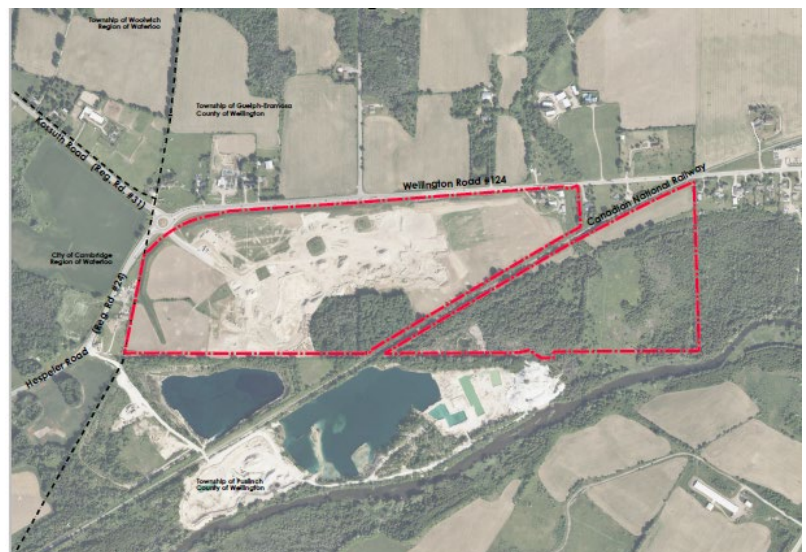


Figure 1- Subject Lands

planning process to identify areas for large scale employment uses and not simply determine land needs on an area basis without fully understanding the demand for land uses. There is demand for large blocks of land with strategic transportation connections, such as Highway 24, Highway 401 and proximity to the Waterloo International Airport.

We understand the Province removed lands in Puslinch. This location provides similar goods movement corridor options. The County has identified and recognized Rural Employment areas will continue to grow. The County also recognizes the need for a range of employment types.

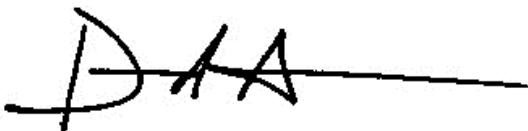
The subject lands are zoned 'Extractive Industrial (M3 and M3 21.194(H))', 'Environmental Protection (EP)' and 'Agricultural (A)'. The subject lands contain an existing gravel pit, are not used for agricultural purposes and are fragmented from other agricultural uses in the area by roads and the CN Railway line. Once the extraction of sand and gravel has been completed, the subject lands will be an underutilized parcel of land and employment uses will offer an alternative to rehabilitation for agricultural uses.

The subject lands are strategically located in proximity to transportation corridors and services, existing industrial uses along Wellington Road 124, and are located immediately south-east of a recently constructed roundabout at Kossuth Road and Highway 24. The subject lands are located 6.5 km to Highway 401, 8.5 km to Waterloo Region Airport and have 800 metres of CN Railway line frontage, and are near a Rural Employment Area, providing ample opportunity for connectivity, ease of access, transport of goods, and minimal disruption on surrounding uses.

We request further consideration of the subject lands for employment uses and would be pleased to meet to further discuss.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

David W. Aston, MSc, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'Smirtitsch', written in a cursive style.

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. Greg Sweetnam, Telephone City Aggregates (TCA)