

October 27, 2025

File - VH 33999-24

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

> curtism@wellington.ca

Attention: Curtis Marshall, MCIP, RPP

**Re: Official Plan Amendments – Township of Wellington North
Prime Agricultural to Rural Employment – 8051 County Road 109, Arthur
Rural Employment to Prime Agricultural – 7556 1st Line, North Wellington**

Please find attached our application package for the above official plan amendments:

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|---|-----------------------------------|
| 1. Official Plan Amendment Application Form | 5. Archeology Report |
| 2. Planning Justification Report | 6. Agricultural Impact Assessment |
| 3. Transportation Impact Study | 7. Source Water Protection Form |
| 4. Noise Impact Study | 8. Concept Sketch |

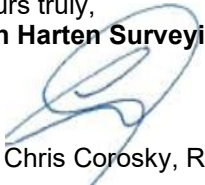
Official plan amendments are proposed to two properties located south of the Arthur Urban Centre, in Wellington North Township. Approximately 8.6 ha of 8051 CR109 (fronting on CR109) is proposed to be redesignated from Prime Agricultural to Rural Employment, offset by ±2.8 ha redesignation of Rural Employment to Prime Agricultural on 7556 1st Line (fronting on 1st Line).

The purpose of the amendments is to consolidate the Rural Employment designation on lands having frontage on the south side of CR 109 in this area. This will enable these lands (±8.6 ha of 8051 CR109) to be re-zoned from Agricultural (A-1) to Industrial (M1) – in this regard, a concurrent zone change application has been submitted to Wellington North Township.

Collectively, approval of these applications will facilitate the development of 8051 CR109 with Dakota Truck Services (DTS), which is a heavy and agricultural vehicle service operation. Adjacent existing land use fronting on CR109 in this area is a mix of industrial, and service commercial uses – DTS will be fully compatible with the existing land use pattern. DTS has successfully operated for almost 15 years from a location that it has now outgrown. The new location at 8051 CR109 will enable DTS to expand its operation in step with growing demand from its agricultural related customer base in the northern areas of Wellington County. DTS currently employs 15 – 20 people (expected to grow) and provides service to all types of heavy agricultural equipment/vehicles and large trucks.

As outlined in the attached studies, the proposed use complies with upper and lower tier planning requirements, is compatible with nearby development, and will create opportunity for community and economic development. We look forward to working with you in the processing of this application. The official plan amendment fee of \$19,660 will be dropped at your office by Mr. Rogers.

Yours truly,
Van Harten Surveying Inc.



c/o Chris Corosky, RPP

c.c. Dakota Rogers
Tammy Pringle
Brianna Miller