

Memo

To: Sorbara/Tribute Brubacher Holdings Inc
 From: Weston Consulting
 File: 11554
 Date: December 20, 2024
 Re: 6586 Beatty Line North Zoning Matrix

Weston Consulting has been retained by Sorbara/Tribute Brubacher Holdings Inc., the registered owner of the lands municipally known as 6586 Beatty Line North in the Township of Centre Wellington (the “Subject Property”) to provide professional planning services. The Subject Property is contemplated for inclusion within the Fergus Settlement Area Boundaries to permit urban-type residential uses. An Amendment to the County of Wellington Official Plan and Township of Centre Wellington Official Plan is being submitted to include the Subject Property in the Fergus Settlement Area and permit urban-type residential uses. Please refer to our Planning Justification Report for details. This memo provides a Zoning Matrix pursuant to the Pre-Consultation Meeting Notes.

The Subject Property is zoned Agricultural (A), Environmental Protection (EP), and Environmental Protection Overlay per Schedule A Map 17. A Zoning By-Law Amendment would be required to permit the proposed development with site-specific performance standards and will be submitted at the appropriate time.

Standard	Future Zoning By-law Amendment
Min. Lot Area	TBD
Min. Lot Frontage	TBD
Min. Front Yard	TBD
Min. Exterior Side Yard	TBD
Min. Side Yard	TBD
Min. Rear Yard	TBD
Max. Building Height	TBD
Minimum Distance Between Buildings	TBD
Minimum Common Amenity Area	TBD
Minimum Landscaped Open Space	TBD
Private Amenity Area	TBD