

July 2, 2026

File: 101987.017(7) – Rev0

Fergus Developments Inc.
3190 Steeles Avenue East, Suite 300
Markham, Ontario
L3R 1G9

Attn: Theyonas Manoharan, P.Eng., Senior Project Manager, Land Development

**Re: Update on Hydrogeological Investigation Report
Fergus Golf Course Redevelopment, Fergus, Ontario**

Fergus Developments Inc. has retained GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) to provide an update to the hydrogeological report that was prepared for the previous version of the draft Site Plan for the proposed Fergus re-development project, including a residential subdivision and re-designed golf course with amenities located at 8243, 8268, and 8282 Wellington Road 19 (the Site).

The previous hydrogeological assessment was titled “*Updated Hydrogeological Investigation Report, Fergus Golf Course Redevelopment, Residential Development, Fergus, Ontario*”, dated November 11, 2024, prepared by GEMTEC (GEMTEC, 2024). This hydrogeological investigation report consisted of a site characterization and included a temporary construction dewatering assessment and a water balance assessment for the residential subdivision lands which were based on a conceptual layout that has changed since the above-referenced report was prepared.

The current conceptual plan (included in Attachment A) includes a 446-lot residential subdivision planned for the 8243 Wellington Road 19 parcel (SE site). The revised water balance has been prepared as a separate letter report titled “*Updated Water Balance Addendum – Hydrogeological Investigation Report, Fergus Golf Course Redevelopment, Fergus, Ontario*”, dated July 2, 2026, prepared by GEMTEC (GEMTEC, 2026).

Aside from the update to the water balance in Section 7, which has been addressed in GEMTEC, 2026, the proposed changes to the design of the residential development do not change the factual data and findings in Sections 2 to 5 or materially change the conclusions or recommendations in Sections 6 and 8 of GEMTEC, 2024. With respect to temporary construction dewatering for the residential subdivision lands, the following is noted:

- It is expected that an Environmental Activity and Sector Registry (EASR) will be required for temporary construction dewatering activities now that a Permit To Take Water (PTTW) is no longer applicable to this activity since July 1, 2025.

- The dewatering rates, potential impacts of construction dewatering and a recommended discharge and monitoring program will be further evaluated during detailed design on the basis of current design drawing and construction methods at the time of preparation of a Water Taking Report and Discharge Plan prior to construction.

CLOSURE

We trust that this submission meets your current requirements. Please contact the undersigned with any questions or to discuss.

Regards,

GEMTEC Consulting Engineers and Scientists Limited

  

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KG/CMK/sv

Attachment A: Development Concept Plan, prepared by GSP Group

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ATTACHMENT A

Development Concept Plan, prepared by GSP Group



Development Concept

Fergus Golf Course Redevelopment

Site Area: 39.7ha.
Lots: 446

- 52' - 19 Lots
- 45' - 116 Lots
- 38' - 183 Lots
- 32' - 128 Lots

Drainage Easement

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

June 1, 2026 | Project No.: 24128 | Drawn By: EF/MN

