

July 6, 2026

File: 101987.017 – Rev2

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

Attention: Theyonas Manoharan, P.Eng., Project Manager, Land Development

**Re: Environmental Comments Regarding Revised Development Concept
Proposed Residential Development – Fergus South and
Proposed Site Modifications – Fergus North
Wellington Road, Fergus, Ontario**

Further to your request, GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) has prepared this letter that provides our comments regarding the revised development plans for Fergus North and South. Specifically, this letter addresses the findings and recommendations of environmental reports completed to date with regards to the proposed development plan.

Fergus North Property

The development activities at the Fergus North property will include a re-design and upgrades to the existing golf course, as well as the construction of water and sewage treatment facilities that will service the residential subdivision proposed for Fergus South. We understand that the development activities at Fergus North have not changed substantially with respect to the new concept plan. With regards to technical reports, the following environmental reports have been prepared by GEMTEC for the Fergus North property and have been previously submitted:

- *Phase Two Environmental Site Assessment, 8268 Wellington Road 19 (North Parcel, Site 1), Fergus, Ontario, dated April 1, 2024 (southwest portion of the North Parcel); and,*
- *Phase Two Environmental Site Assessment, 8282 Wellington Road 19 (North Parcel, Site 2), Fergus, Ontario, dated May 7, 2024 (remainder of the North Parcel).*

These reports indicated that no contamination was identified in soil and groundwater at Fergus North for the parameters tested (i.e., results were below the Ontario Ministry of Environment, Conservation and Parks Table 1 site condition standards) and that no further investigation was considered necessary. As these reports represent recent conditions at the site, the findings of the reports are not affected by the revised development concept.

Fergus South Property

As per the attached revised development concept plan, the Fergus South property is proposed to be redeveloped with an increased number of residential lots and modifications to the proposed road network layout. With regards to technical reports, the following environmental report has been prepared by GEMTEC for the Fergus South property and has been previously submitted:

- *Phase One Environmental Site Assessment Update, 8243 Wellington County Road 19, Fergus, Ontario (South Parcel), dated May 30, 2024.*

This report indicated that a Phase Two Environmental Site Assessment (ESA) is underway. It is understood that the Phase Two ESA will be completed during detailed design. No recommendations were provided in the Phase One ESA. As the Phase One ESA represents recent and historical conditions at the Site, the findings of the report are not affected by the revised development concept.

Based on the above, the previous report is still valid with respect to the revised development plan and no further investigation (in addition to that already proposed) is recommended.

We trust that this letter meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Regards,

GEMTEC Consulting Engineers and Scientists Limited



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Environmental Scientist



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SA/DE/MK/sv

Attachments: Development Concept Plan, prepared by GSP Group

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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

