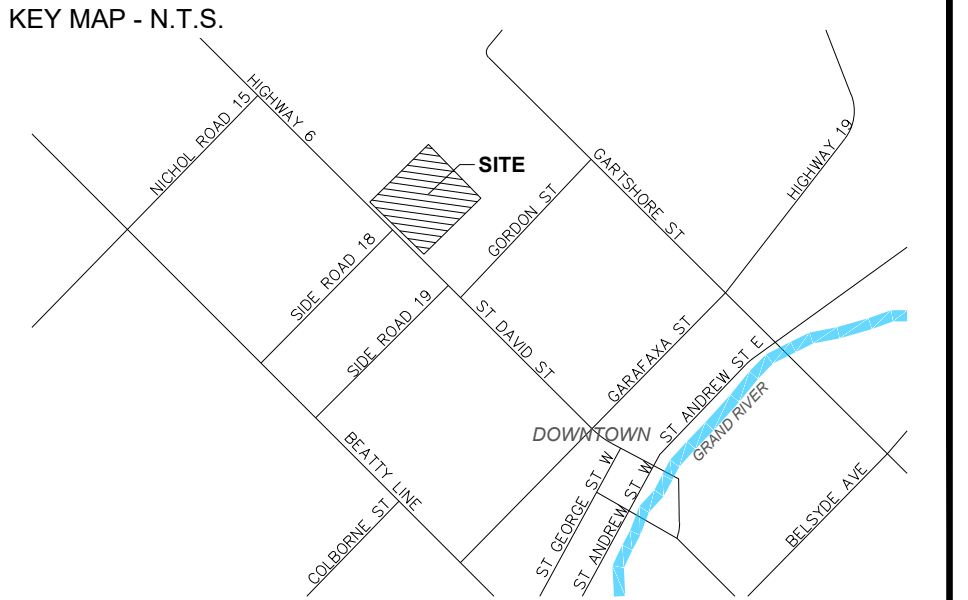
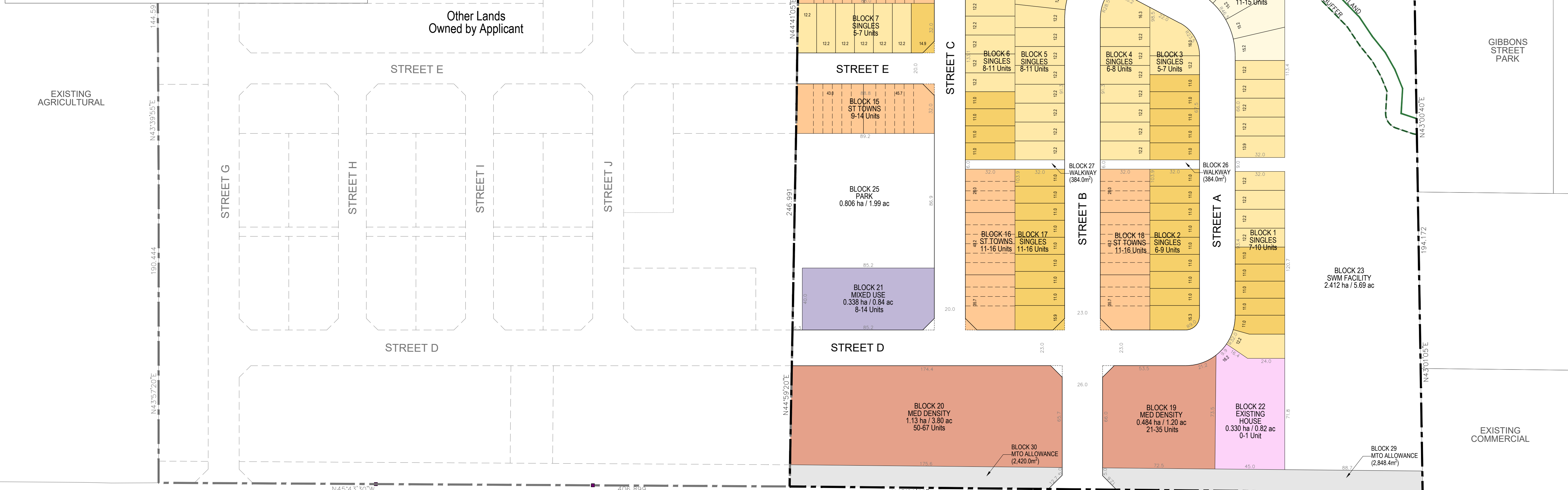


| FREEHOLD LOTS | | |
|---------------|-----------------------------|--|
| UNITS | TYPE | |
| 91 | 6.1m Townhouses | |
| 35 | 11.0m Single Detached (36') | |
| 45 | 12.2m Single Detached (40') | |
| 11 | 15.2m Single Detached (50') | |
| 1 | Existing Heritage House | |
| 183 | TOTAL | |

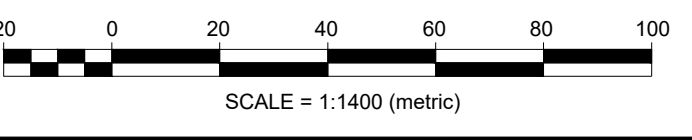
| MULTI-BLOCKS/OTHER | | |
|--------------------|--------------------------------|--|
| UNITS | TYPE | |
| 8-14 | Mixed-Use (Block 21) | |
| 71-102 | Medium Density (Blocks 19, 20) | |
| 79-116 | TOTAL | |

| 262-299 | OVERALL TOTAL |
|---------|---------------|
| | |



CONCEPTUAL LOTTING PLAN

968 ST. DAVID STREET NORTH
 FERGIUS SOUTH INC. (c/o POLOCORP INC.)
 PT OF LOT 18, CONCESSION 16
 IN THE FORMER GEOGRAPHIC TWP OF NICHOL
 CENTRE WELLINGTON



| LAND USE SCHEDULE | DESCRIPTION | LOTS/BLKS. | UNITS | AREA (ha.) |
|--------------------------------|-------------|------------|--------|------------|
| Single Detached | 1-10 | 62-88 | 8,006 | 6.185 |
| Street Townhouses | 11-18 | 80-118 | 6,185 | 6.185 |
| Medium Density | 19, 20 | 71-102 | 1,617 | 1.617 |
| Mixed Use | 21 | 8-14 | 0.338 | 0.338 |
| Existing House | 22 | - | 0.330 | 0.330 |
| Stormwater Management Facility | 23 | - | 2,412 | 2.412 |
| Trail | 24 | - | 0.417 | 0.417 |
| Parkland | 25 | - | 0.806 | 0.806 |
| Pedestrian Walkway | 26, 27 | - | 0.077 | 0.077 |
| Environmental Feature & Buffer | 28 | - | 3.340 | 3.340 |
| MTO Allowance | 29, 30 | - | 0.527 | 0.527 |
| Roads | - | - | 3.502 | 3.502 |
| TOTAL | | 221-323 | 19,389 | 19,389 |

| SALEABLE FRONTAGE | LENGTH | UNIT SMALL | UNIT LARGE |
|-------------------|----------|-------------|-------------|
| Single Detached | 1,014.5m | 36' (11.0m) | 50' (15.2m) |
| Street Townhouses | 630.0m | 18' (5.5m) | 27' (8.3m) |
| TOTAL | 1,844.5m | | |

| DENSITY | |
|---------------------------------|----------------------|
| Gross Area (ha) | 19,389 ha (47.91 ac) |
| Developable Area (ha) | 15,477 ha (38.25 ac) |
| Net Density (upha) | 14.3 - 20.9 upha |
| Net People-Jobs (3.05 per unit) | 43.6 - 63.8 PU/pha |

| LEGEND | |
|--------|--------------------|
| | Wetland Limit |
| | Wetland 30m Buffer |

INFORMATION REQUIRED
 UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j AND I ARE AS SHOWN ON THE DRAFT PLAN.
 (h) Municipal Water Supply
 (i) Sandy Loam
 (k) Municipal Sanitary and Storm Sewers

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

(SEE ORIGINAL SIGNED) _____ (SEE ORIGINAL SIGNED) _____
 RAYMOND J. SIBTHORP, O.L.S. DATE
 J.D. Barnes Limited

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE FILING OF THIS PLAN BY POLOCORP INC., IN DRAFT FORM

_____ DATE
 MIKE PIOROLO March 11, 2025
 Fergus South Inc. (c/o Polocorp Inc.)

APPROVALS

| DATE | BY | REVISIONS |
|------------|----|--|
| 2025.03.11 | RT | CONTOURS, TOPO AND SIGNATURES ADDED FOR SUBMISSION |
| 2025.05.01 | RT | PREPARED CONCEPTUAL LOTTING PLAN |

| APPROVED: | DATE: |
|-----------|-------|
| | |

POLOCORP
 379 Queen Street South, Kitchener | N2T 1W6 | 519-745-3249 | polocorpinc.com

DATE: March 4, 2025 SCALE 1:1,400 (metric)
 PROJECT: 1012 (Fergus) DRAWN BY: GFE