



KEY MAP - N.T.S.

DRAFT PLAN OF SUBDIVISION

968 ST. DAVID STREET NORTH
FERGUS SOUTH INC. (c/o POLOCORP INC.)

PT OF LOT 18, CONCESSION 16
IN THE FORMER GEOGRAPHIC TWP OF NICHOL
CENTRE WELLINGTON

2000 0 20 40 60 80 100

SCALE = 1:1400 (metric)

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached	1-10	62-88	8.006
Street Townhouses	11-18	80-118	6.185
Medium Density	19, 20	71-102	1.617
Mixed Use	21	8-14	0.338
Existing House	22	-	0.330
Stormwater Management Facility	23	-	2.412
Trail	24	-	0.417
Parkland	25	-	0.806
Pedestrian Walkway	26, 27	-	0.077
Environmental Feature & Buffer	28	-	3.340
MTO Allowance	29, 30	-	0.527
Roads	-	-	3.502
TOTAL	-	221-323	19.389

SALEABLE FRONTAGE

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

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 COPY)

RAYMOND J. SIBTHORP, O.L.S.
J.D. Barnes Limited

DATE

OWNER'S CERTIFICATE

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

Mike Plucopold

Mike Plucopold
Fergus South Inc. (c/o Polocorp Inc.)

March 11, 2025
DATE

APPROVALS

APPROVED

DATE

REVISIONS

DATE	BY	DESCRIPTION
2025.03.11	RT	CONTOURS, TOPO AND SIGNATURES ADDED FOR SUBMISSION

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