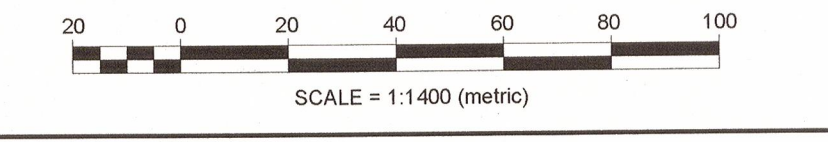


DRAFT PLAN OF SUBDIVISION

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



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

DESCRIPTION	LENGTH	UNIT SMALL	UNIT LARGE
Single Detached	1,014.5m	36' (11.0m)	50' (15.2m)
Street Townhouses	830.0m	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 P/J 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.
[Signature] March 11, 2025
 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
[Signature] March 11, 2025
 MIKE PUPOLO DATE
 Fergus South Inc. (c/o Polocorp Inc.)

APPROVALS

APPROVED

DATE	BY	REVISIONS	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