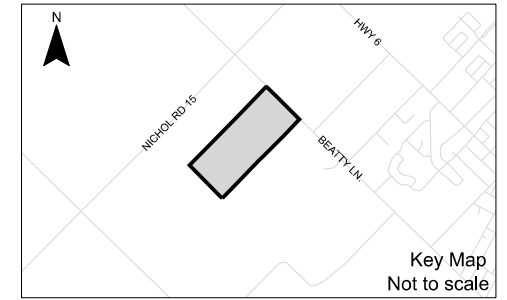


DRAFT

FOR DISCUSSION
PURPOSES ONLY



LEGEND

- Subject Property
- Developments Limit
- Collector Road
- Constraint Limit

Development Statistics

Gross Study Area	43.2 ha
Constraint Limit Area	14.2 ha
Net Developable Area (Approx.)	29.0 ha
SWM Area	6%*
Park	5%*

*Based of Net Developable Area

Estimated Saleable Frontage:

Single Detached Blocks:	4174 m
Townhouse Blocks:	1323 m
Total:	5497 m

Estimated Unit Yield:

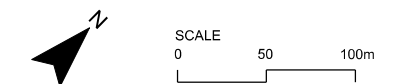
Single Detached Lots (11m-15m):	368 units
Townhouse Blocks (6m):	201 units
Total:	569 units

DRAWN / REVISED

01 JAN 2025	Update park colouring
15 OCT 2024	Add vista blocks & calculate net res. areas & densities
27 SEP 2024	Add estimated unit calculations; Issued for Review
07 MAR 2024	Issued for Review

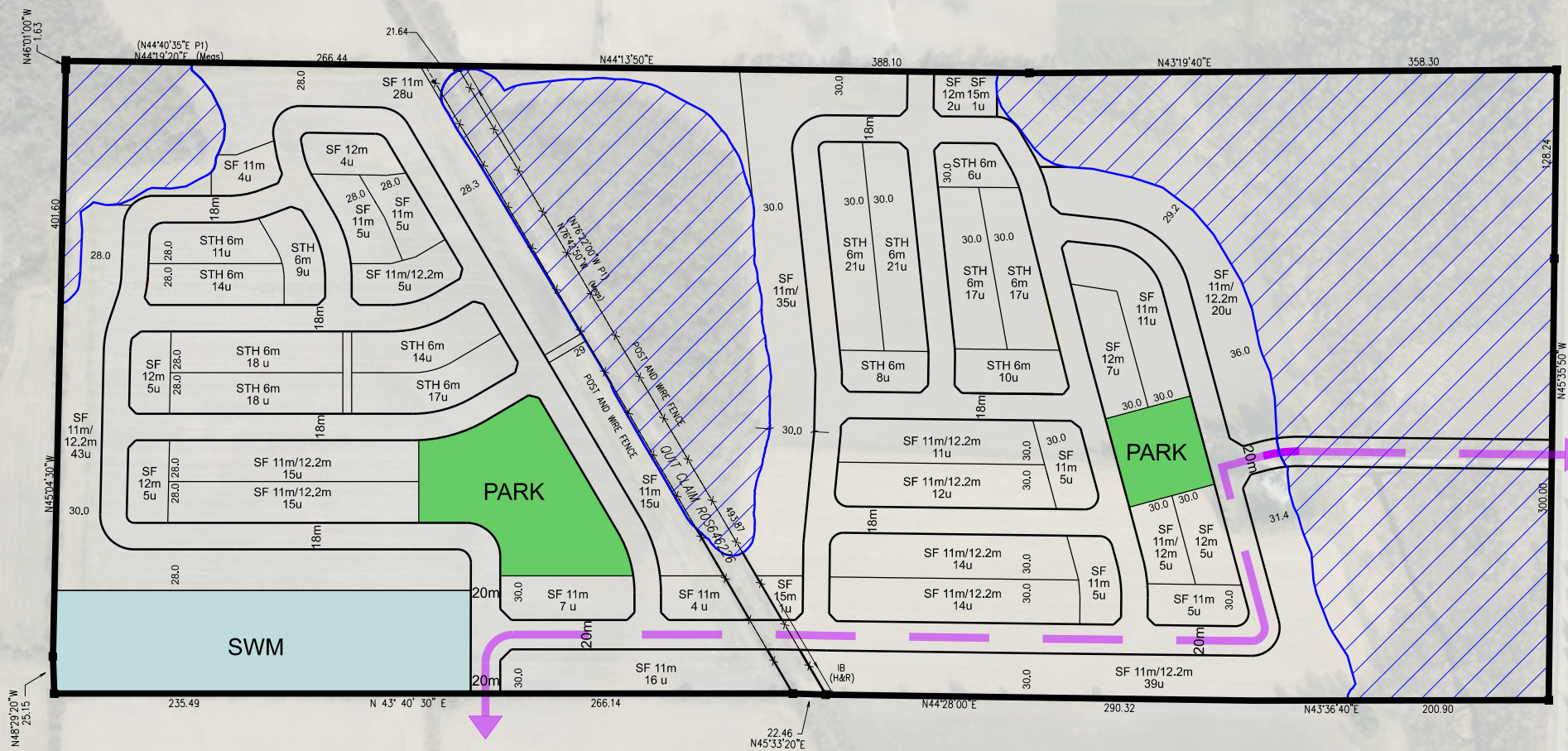
CONCEPTUAL BLOCK PLAN

6569 BEATTY LINE NORTH
TOWN OF FERGUS
WELLINGTON COUNTY



File Number: 11554
Date: 2025-01-15
Drawn By: SM
Planner: RG
CAD: 11554_Concept C1_2025-01-15.dgn

Drawing
C1



Notes:

- Site Boundary provided Brubacher R-Plan from J.D. Barnes (2207)
- Development Limit provided by SCS Consulting Group on February 20, 2024.
- Areas and dimensions are approximate and subject to confirmation by survey.
- Air photo from First Base Solutions Inc., 2010 image.
- Draft Plan of Subdivision provided by the Town of Centre Wellington and it is dated 2016.
- Density Ranges based on County of Wellington Official Plan Section 4.4.4 and 8.3.5.