

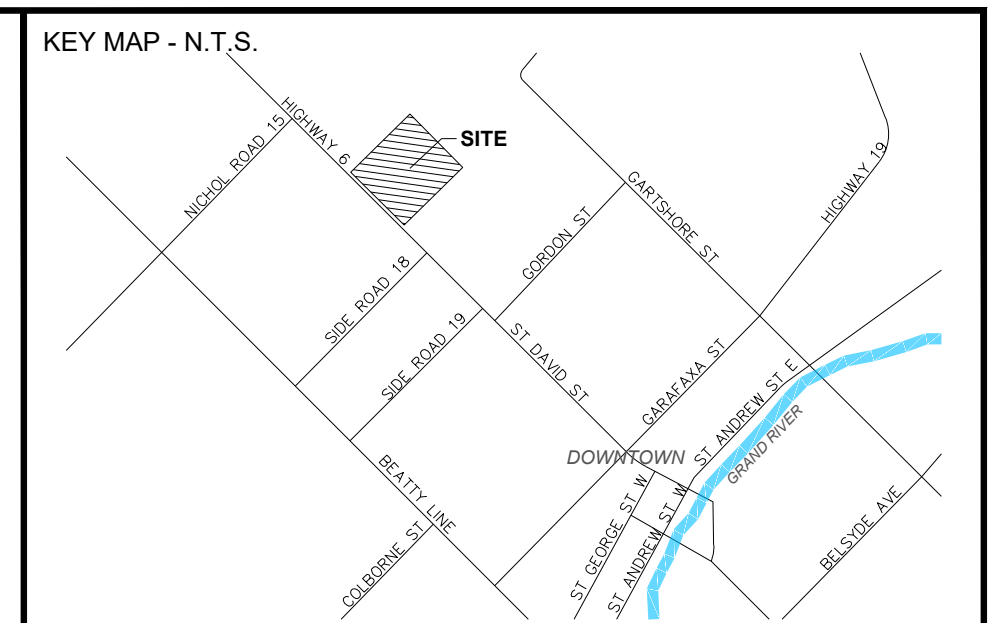


FREEHOLD LOTS

UNITS	TYPE
239	6.1m Townhouses
63	11.0m Single Detached (36')
52	12.2m Single Detached (40')
8	15.2m Single Detached (50')
1	Existing Heritage House
363	TOTAL

MULTI-BLOCKS/OTHER

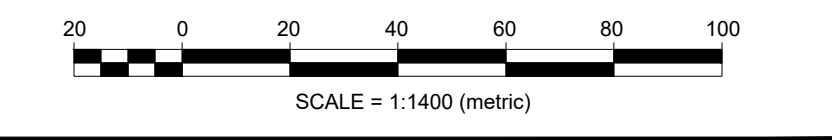
UNITS	TYPE
8-14	Mixed-Use (Block 21)
93-125	Medium Density (Blocks 62, 63)
101-139	TOTAL
464-502	OVERALL TOTAL



CONCEPTUAL LOTTING PLAN

6581 HIGHWAY 6
POLOCORP INC.

PT OF LOT 17, CONCESSION 16
IN THE FORMER GEOGRAPHIC TWP OF NICHOL
CENTRE WELLINGTON



LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached	31-43	87-129	4.863
Street Townhouses	44-61	179-266	5.512
Medium Density	62, 63	93-125	2.065
Mixed Use	64	8-14	0.338
Existing House	65	0-1	0.172
Stormwater Management Facility	-	-	-
Trail	-	-	-
Parkland	66	-	0.892
Pedestrian Walkway	67-69	-	0.115
Environmental Feature & Buffer	-	-	-
MTO Allowance	70, 71	-	0.534
Roads	-	-	5.279
TOTAL		367-535	20.027

SALEABLE FRONTAGE

DESCRIPTION	LENGTH	UNIT SMALL	UNIT LARGE
Single Detached	1,496.3m	36' (11.0m)	50' (15.2m)
Street Townhouses	1,773.2m	18' (5.5m)	27' (8.3m)
TOTAL	3,239.5m		

DENSITY

Gross Area (ha)	20.027 ha (49.49 ac)
Developable Area (ha)	19.457 ha (48.08 ac)
Net Density (uph)	18.9 - 27.5 upha
Net People-Jobs (3.05 per unit)	57.7 - 83.9 P/J phs

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 l ARE AS SHOWN ON THE DRAFT PLAN.
(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

MIKE PUOPOLO
Polocorp Inc. March 10, 2025 DATE

APPROVALS

DATE	BY	REVISIONS
2025.03.11	RT	CONTOURS, TOPO AND SIGNATURES ADDED FOR SUBMISSION
2025.05.07	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