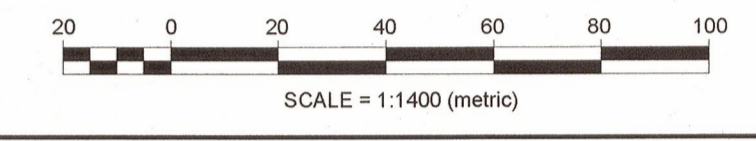


# DRAFT PLAN OF SUBDIVISION

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/BLOCKS	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
<b>TOTAL</b>		<b>367-535</b>	<b>20.027</b>

**SALEABLE FRONTAGE**

DESCRIPTION	LENGTH	UNIT SMALL	UNIT LARGE
Single Detached	1,466.3m	36' (11.0m)	50' (15.2m)
Street Townhouses	1,773.2m	18' (5.5m)	27' (8.3m)
<b>TOTAL</b>	<b>3,239.5m</b>		

**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 PU/pha

**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.  
*Raymond J. Sibthorp*  
RAYMOND J. SIBTHORP, O.L.S.  
J.D. Barnes Limited  
March 11, 2025  
DATE

**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY POLOCORP INC., IN DRAFT FORM  
*Mike Puopolo*  
MIKE PUOPOLO  
Polocorp Inc.  
March 10, 2025  
DATE

**APPROVALS**

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

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  
PROJECT: 1012 (Fergus)

SCALE 1:1,400 (metric)  
DRAWN BY: GFE