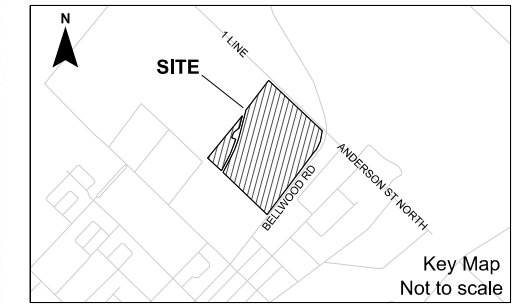
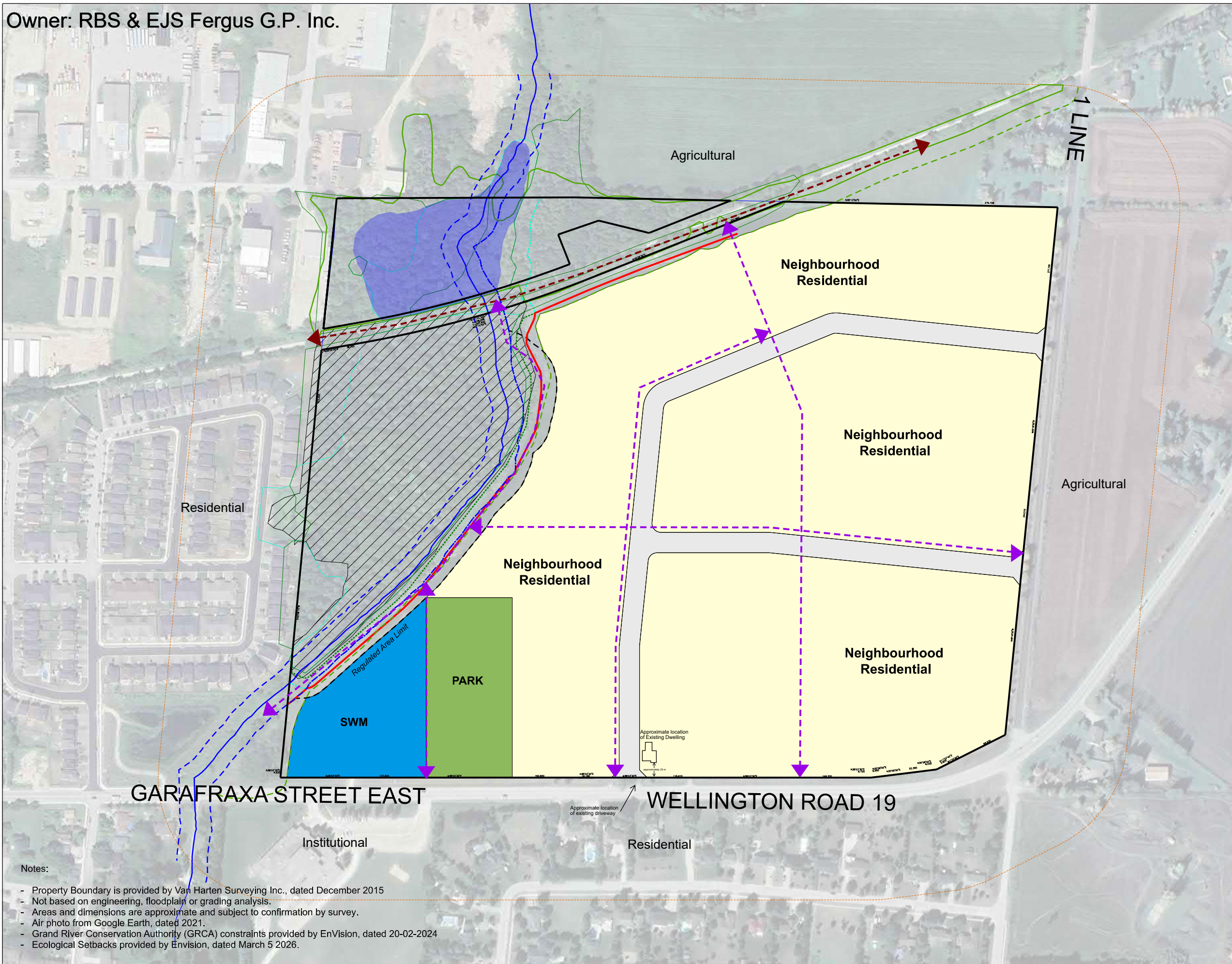


Owner: RBS & EJS Fergus G.P. Inc.



LEGEND

- Study Area (Current land use: Agricultural)
- Neighbourhood Residential
- SMW
- Park
- Elora Cataract Trailway
- Potential Trail Connection
- Development Limit (EnVision)
- Proposed Street Network

Grand River Conservation Authority (GRCA)

- Environmental Land Classification
- Wetland
- Regulated Watercourse
- Regulated Watercourse Setback
- Woodland
- Woodland Setback

DEVELOPMENT STATISTICS:

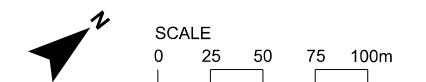
Gross Study Area:	39.0 ha
GRCA Area:	9.0 ha
Estimated Net Developable Area:	30.0 ha
- Neighbourhood Residential	24.8 ha
- Park	5%
- SMW	5%

DRAWN / REVISED

18 MAR 2026	Issued for Review
11 MAR 2026	Issued for Review
17 MAY 2024	Issued for Review

PROPOSED LAND USE PLAN

PT LT 8 CON 1 WEST GARAFRAXA
PT 1, 61R11802 TOWNSHIP OF
CENTRE WELLINGTON
WELLINGTON COUNTY



File Number: 11630
Date: 2026-03-18
Drawn By: NDC
Planner: RG
CAD: 11630_Proposed Land Use Plan_2026-03-18.dgn

Drawing
LUP

Notes:

- Property Boundary is provided by Van Harten Surveying Inc., dated December 2015
- Not based on engineering, floodplain or grading analysis.
- Areas and dimensions are approximate and subject to confirmation by survey.
- Air photo from Google Earth, dated 2021.
- Grand River Conservation Authority (GRCA) constraints provided by EnVision, dated 20-02-2024
- Ecological Setbacks provided by Envision, dated March 5 2026.