



BURNSIDE

Fergus Golf Course Redevelopment

**Preliminary Stormwater Management
(SWM) Report**

**Fergus Development Inc.
3190 Steeles Avenue East, Suite 300
Markham ON L3R 1G9**

Fergus Golf Course Redevelopment

Functional Servicing Report – 440 Lot Subdivision

**Fergus Development Inc.
3190 Steeles Avenue East, Suite 300
Markham ON L3R 1G9**

**R.J. Burnside & Associates Limited
292 Speedvale Avenue West Unit 20
Guelph ON N1H 1C4 CANADA**

**July 2026
300052719.4000**

Distribution List

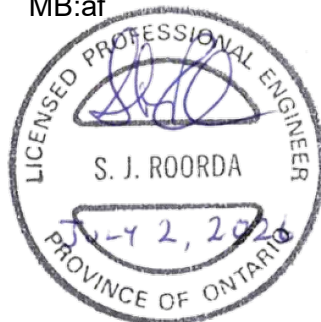
No. of Hard Copies	PDF	Email	Organization Name
0	Yes	Yes	Fergus Development Inc.

Record of Revisions

Revision	Date	Description
0	January 2022	OPA, DP and ZBA Submission
1	December 2022	OPA, DP and ZBA Resubmission
2	April 2023	OPA, DP and ZBA Resubmission
3	November 2025	OPA, DP and ZBA Resubmission
4	July 2026	ZBA and DP Resubmission

R.J. Burnside & Associates Limited**Report Prepared By:**


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Senior Vice President, Land Development

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Figure 7.1: Typical Cross Section of Proposed Street – 18.0 m Width

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Drawing List

SER1: Functional Servicing Plan – North

SER2: Functional Servicing Plan – Southeast

SER3: Functional Servicing Plan – Southwest

GRD1: Function Grading Plan – North

GRD2: Function Grading Plan – Southeast

GRD3: Function Grading Plan – Southwest

WR19: Wellington Road 19 Road Widening

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1.0 Introduction

1.1 General

R.J. Burnside & Associates Limited (Burnside) has been retained by Fergus Development Inc. to prepare a Functional Servicing Report (FSR) in support of the Zoning Bylaw Amendment (ZBA) and Draft Plan of Subdivision applications for the proposed Fergus Golf Course Redevelopment.

A Stormwater Management Report (June 2026), prepared by Burnside, will be submitted under separate cover. This FSR demonstrates that the subject lands can be provided with servicing in accordance with applicable regulatory requirements and criteria.

1.2 Site Description and Location

The Fergus Golf Course Redevelopment is 82.18 ha in size and is located along Wellington County Road 19, east of Third Line, in the Township of Centre Wellington.

The existing golf course (the "Site") consists of two parcels; the northwest parcel, which is 42.35 ha, situated on the north side of Wellington Road 19, and the southeast parcel, which is 39.83 ha, situated on the south side of Wellington Road 19. The proposed residential redevelopment is located on the southeast parcel (the "Southeast Parcel") and the communal water and wastewater services are integrated into the existing Golf Course, which will remain on the northwest parcel (the "Northwest Parcel").

The intent is to redevelop a portion of the north parcel to provide the required municipal water supply, storage (municipal water tower) and water treatment plant, along with the associated municipal wastewater treatment facility for the residential subdivision. The north parcel also includes the remainder of the golf course lands.

The south parcel is to be redeveloped as a residential subdivision, complete with municipal water, wastewater services and stormwater management facilities, as well as the associated parkland and municipal rights-of-way.

The existing Southeast Parcel includes wetlands through which the former Black Drain flows from the north side (Wellington Road 19) downstream towards the south-west of the Southeast Parcel. This portion of the Black drain was abandoned in 2023 under Bylaw 2023-52. The upper end of the Black Drain now starts at the south limit of the Southeast Parcel. See SWM report for additional information.

Refer to Figure 1.

1.3 Scope of Work

The proposed scope of work for the Fergus Golf Course redevelopment FSR will include the following:

- Overview of Existing Conditions
 - Confirm storm drainage areas from detailed mapping
 - Comprehensive Constraints Map to identify potential locations for SWM pond(s)
- Servicing, Grading and Limits of Development
 - Identify the water and sanitary servicing requirements for the development area
 - Prepare a functional servicing system to provide water services as well as sanitary services outletting into a proposed wastewater treatment facility located north of Wellington Road 19
 - Prepare preliminary grading of roads, lots and blocks, and ponds with consideration for adjacent environmental features

1.4 Background Studies and Documentations

The servicing concepts presented within this report have been developed to comply with the information contained in the following reports, which were established for this area. These following documents, studies, and reports have been incorporated unless otherwise noted:

Document Title	Prepared By	Date
Draft Plan of Subdivision	GSP Group	June 2026
Development Manual	Township of Centre Wellington	June 2024
Topographic Survey	RPE	Various surveys 2021-2025
Stormwater Management Planning and Design Manual	Ministry of the Environment	March 2003
Geotechnical Report on Fairview Golf Club – Lot 9 and 10, Concession 3 West Garafraxa Township, Ontario	R.J. Burnside & Associates Limited.	June 21, 1990
Hydro Geological Report on Fairview Golf Club – Lot 9 and 10, Concession 3 West Garafraxa Township, Ontario	R.J. Burnside & Associates Limited.	November 2, 1990
Township of Centre Wellington – Water Supply Master Plan	AECOM Canada Ltd.	April 4, 2018
Preliminary Geotechnical Investigation Report, Proposed Residential Development – Fergus Golf Club	Golder Associates Limited	February 2022

Document Title	Prepared By	Date
Hydrogeological Assessment, Proposed Residential Development – Fergus Golf Club	Golder Associates Limited	April 2023
Detailed Geotechnical Report, Fergus Golf Course Redevelopment, Fergus Ontario	GEMTEC Consulting Engineers and Scientists Limited	June 5, 2026
Pavement Design Recommendations, Proposed Residential Development, 8243 and 8282 Wellington Road 19, Fergus Ontario	GEMTEC Consulting Engineers and Scientists Limited	December 20, 2023
Environmental Impact Study	Beacon Environmental	April 2023
Environmental Impact Study Addendum	Beacon Environmental	June 19, 2026
Bylaw COR2023-65 for the Abandonment of the Black Drainage Works	Township of Centre Wellington	June 26, 2023
Detailed Environmental Noise Report	Jade Acoustics	June 19, 2026
Water and Wastewater Servicing Study	Ainley	June 2026
Updated Water Balance Addendum – Hydrogeological Investigation Report, Fergus Golf Course Redevelopment	Gemtec	June 26, 2026
Fergus Golf Club Proposed Residential Re-development Urban Transportation Considerations	BA Group	June 2026

1.5 Existing Site Conditions

The Northwest Parcel and the Southeast Parcel have been occupied by the Fergus Golf Course.

The Fergus Golf Club is currently serviced by existing water supply wells throughout the site. There are two existing wells on the northwest parcel (North Irrigation Well and Clubhouse Well) and two existing wells (South Irrigation Well and Old Clubhouse Well) on the southeast parcel. More recent well installations related to supply of the proposed development are shown within Gemtec's Residential Subdivision Water Supply report and Ainley's Water and Wastewater Servicing Study

The former Clubhouse was located on the Northwest Parcel and had been serviced by the Clubhouse Well for water supply and an onsite sewage treatment and dispersal bed system. There is no sanitary service within the Southeast Parcel. A house and associated septic system and well on the Southeast Parcel have been removed in conjunction with a Site Alteration permit issued on June 20, 2024.

A minor drain (former Black Drain) runs through the middle of the Southeast Parcel from Wellington Road 19 south west, connecting existing wetlands on the site with each other. There are multiple woodlots and wetlands within the development area of the Southeast Parcel, portions of which are proposed to be retained as part of the development plan per the Environmental Impact Study prepared by Beacon Environmental in April 2023 and the Addendum prepared June 26, 2026.

Please refer to Figure 2 for Existing Site Conditions.

1.5.1 Soil Conditions

A geotechnical investigation for the Site was completed by Golder Associates Limited (February 2022). Based upon the findings, the Site is covered by a topsoil layer, overlying silty sand to sand or clayey silt with sand containing varying amounts of gravel. These deposits are underlain by silty clay to clayey silt and silt and sand glacial till deposits. There are also more recent Geotechnical reports from GEMTEC (June 5, 2026) that confirm these general findings. Geotechnical reports are provided under separate cover.

1.5.2 Groundwater Conditions

Groundwater conditions were monitored as part of the geotechnical and hydrogeological assessments completed by GEMTEC (November 11, 2024). It was found that the groundwater depth ranged from approximately 0.09 m to 3.37 m below grade. The overall direction of groundwater flow is primarily in a north-to-south / southwest direction.

1.5.3 Environmental Features

A detailed description of the natural features and functions of the subject property is presented in the Environmental Impact Study by Beacon Environmental.

1.6 Proposed Site Concept

The proposed redevelopment consists of the following:

Northwest Parcel (42.35 ha):

- One servicing block (0.91 ha) for the water treatment facility, wastewater treatment facility, water tower, and stormwater management works
- One existing golf course block (41.44 ha)

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Southeast Parcel (39.83 ha):

- 446 single family dwelling lots
- Two open space blocks (5.96 ha total)
- One stormwater management block (1.53 ha)
- One pump station block (0.04 ha)
- Two park blocks (1.87 ha total)
- One servicing block (0.04 ha)
- One landscape strip block (0.28 ha total)

Three streets are provided for access into the proposed Southeast parcel of the subdivision: two from Third Line (Township Road) and one from Wellington Road 19 (Wellington County). In addition to the new access serving the Southeast parcel, the plan includes updating the existing entrance at the existing golf course clubhouse and a new separate entrance to the Treatment Area compound. Due to the anticipated increase in activity, left turn lanes are proposed along Wellington Road 19, along with a minor road widening. Refer to Traffic Report prepared by BA Group for further details. As noted in the Jade Acoustics report, a noise barrier wall will be required along specific sections of Wellington Road 19.

The Southeast parcel will be serviced by a full water and sanitary sewer system, with a connection to the Northwest parcel at the Street A and Wellington Road 19 intersection. Additional utilities including hydro, gas, and cable will also be extended from this connection point.

The proposed Draft Plan of Subdivision for the site is illustrated on Figure 3.

2.0 Grading and Storm Drainage

2.1 Site Grading

The conceptual site grading design for the SE Parcel provided in drawings GRD1, GRD2 and GRD3 has been developed in consideration of the following requirements and constraints:

- Conformance with Township Centre Wellington grading and drainage criteria
- Incorporating existing grades at road access points to Wellington Road 19 and Third Line
- Matching existing boundary grades at the property limits and existing wetland and wooded areas identified for protection
- Optimization of earthworks (i.e., minimizing fill)
- Provision for adequate cover over proposed services
- Provision for overland flow conveyance on the roadways to the proposed SWM ponds (i.e., major system storm drainage and emergency overland flow)
- Conveyance of stormwater within site and minimizing external runoff
- Incorporating proposed noise barriers along Wellington Road 19
- Regrading of the municipal ditches for adequate drainage of Third Line and Wellington Road 19

The proposed road grades as shown on the Functional Grading Plan to allow for overland flow conveyance on the future rights-of-way in order to direct major storm drainage to the proposed storm water management facility located south of the existing wetland.

2.2 Existing Storm Drainage

Under existing conditions on the northwest parcel, the majority of the north half of the site (the golf course) drains via sheet flow to the Armstrong Drainage Works. The remaining portion of the north half drains by sheet flow toward the adjacent lands to the west, the Wellington County Road 19 right-of-way, and the existing roadside ditches along the east side of Third Line, ultimately discharging toward Belwood Lake.

The remainder of the site, including the entire south half, drains via sheet flow to the existing wetland feature located on the south side of Wellington County Road 19. From there, flows continue to the open-channel section of the Black Drainage Works along the southern boundary of the site. The Black Drainage Works is a Municipal Drain that conveys flows in an open channel to Irvine Creek, which ultimately discharges to the Grand River in Elora.

Details on the overall drainage patterns and outlet locations are contained within the Stormwater Management Report.

Please refer to Figure 4 for the Existing Stormwater Drainage Area Plan.

2.3 Proposed Storm Drainage

The main Stormwater Management (SWM) facility for the development is proposed to be a wet pond located south of the existing wetland area. This facility is designed to meet the SWM criteria for **Quantity, Quality, Erosion Control, and Conveyance** for the site. A smaller SWM pond is also proposed on the northeast parcel to manage drainage from the proposed treatment compound, golf course clubhouse, and associated parking areas. For additional details regarding the proposed drainage areas and design criteria, please refer to the Stormwater Management Report prepared by Burnside, dated June 2026.

The proposed Post Development Drainage Areas are shown on Figure 5.

2.4 Foundation Drain Collection

For any buildings within the development where foundations extend into the groundwater table, a foundation drain connection (FDC) to a dedicated sewer system within the road allowance is proposed. The FDC system is designed to maintain a minimum 0.5 m separation between the basement floor elevation and the groundwater level. The foundation drain collector sewer will only be installed in locations where it is required based on grading and groundwater conditions.

Two outlets are proposed for the FDC system, each discharging to the Black Drain, selected based on available cover and site grading constraints. As the water collected by this system is considered clean groundwater, the outlets will discharge directly to the Black Drain without treatment.

Refer to drawings to the servicing drawings (SER1, SER2 and SER3) for the extent of the foundation drain collector system.

2.5 Minor System Conveyance

As per Township of Centre Wellington standards, the minor system flow will be conveyed through a series of storm sewers sized in combination with catch basins (CB) located within the roadway to convey the 5-year return period storm. One Stormwater Management Pond is proposed to collect the storm discharge, located south of the existing wetland.

Drawing STM1 shows the overall layout for the preliminary storm sewer network for proposed drainage areas.

2.6 Major System Conveyance

The major system will convey the 100-year storm within the proposed road allowance and direct the flow into the proposed SWM pond as overland flow. For more details regarding the Major System Conveyance, please refer to the SWM Report prepared by Burnside, dated June 2026.

3.0 Water Distribution

3.1 Water Design Criteria

Please refer to Water and Wastewater Servicing Study prepared by Ainley Group (June 2026), summarized as follows.

- Average Water Demand: 5.8 L/s
- Maximum Day Flow: 14.4 L/s
- Peak Hour Flow: 21.0 L/s
- Peak Inst. Flow: 31.4 L/s
- Normal Operating Pressure Range: 345 kPa (50 psi) to 552 kPa (80 psi)
- Peak Hour Operating Pressure Range: 275 kPa (40 psi) to 700 kPa (100 psi)
- Minimum Max Day plus Fire Flow pressure: 140 kPa (20 psi)

3.2 Existing Water Infrastructure

The former Fergus Golf Club was supplied with water by an existing well (Old Clubhouse Well) on the Northwest Parcel. The former house on the south side had a water supply well that has been decommissioned as part of the earthworks operations. No other water services are provided within the Southeast Parcel.

3.3 Water Supply and Treatment

Please refer to Water and Wastewater Servicing Study prepared by Ainley Group (June 2026) and to the Hydrogeological Investigation, Residential Subdivision Water Supply report by Gemtec (June 26, 2026)

3.4 Proposed Water Distribution Layout

The preliminary water distribution plan is shown on the servicing drawings (SER1, SER2 and SER3) of this report indicates the layout for the proposed 150 mm watermain within the Southeast Parcel as well as the connection to the water supply location in the Northwest Parcel. A minimum cover of 2.0 m will be ensured for the entire length of water services within the site.

Hydrants will be in accordance with the Centre Wellington Development Manual and as shown on the CUSP, providing adequate coverage with a maximum spacing of 150 m along residential roads.

4.0 Wastewater Servicing

Existing municipal sanitary services are not available to the Site; therefore, a local wastewater treatment system is required. The existing golf course facility is currently serviced by a small Ecoflo peat biofilter and area bed system with an approximate capacity of 5,500 L/day, located on the northwest parcel. This system will be decommissioned and removed as part of the site's redevelopment.

4.1 Proposed Sanitary System

For details of the proposed system, please refer to Water and Wastewater Servicing Study prepared by Ainley Group (June 2026). The detailed layout and approach to the treatment and disposal of the wastewater will be determined through an Addendum to the Class EA.

The residential lots within the Southeast Parcel will be serviced by a gravity sanitary sewer network that will convey flows to a proposed pumping station located across from the SWM block. A forcemain is then proposed to transfer flows to the Northwest Parcel where it will be processed through the proposed treatment facility. Please refer to the servicing drawings (SER1, SER2 and SER3) for the proposed sanitary gravity sewer and forcemain layout within the Southeast Parcel.

The extent of each of those systems is shown on the servicing drawings (SER1, SER2 and SER3).

5.0 Utilities

Utilities will be installed in a joint utility trench. Design will be provided by utility companies. There are connections for electrical supply adjacent to the perimeter of the Southeast Parcel and during detailed design, consultation with Union Gas (natural gas) and Centre Wellington Hydro / Hydro One (hydro), will be made to confirm adequate external utility supply will be confirmed.

6.0 Roadways

6.1 20.0 m Public Road Section

Street A, portions of Street B, and the entirety of Street F are proposed with a 20.0 m right-of-way, as illustrated on Figure 7.2. This cross-section is a modified version of the Township of Centre Wellington's standard 20.0 m road design. The modifications include the addition of a bypass pipe, forcemains, and a Foundation Drain Collector (FDC) system. The extent and configuration of each of these systems are shown on the servicing drawings.

6.2 18.0 m Public Road Section

The roadways within the remainder of the development are proposed with an 18.0 m right-of-way, as illustrated on Figure 7.1. This cross-section is a modified version of the Township of Centre Wellington's standard 18.0 m road design. The modifications include the addition of a forcemain and a Foundation Drain Collector (FDC) system.

7.0 Construction Phasing Plan

Due to economic reasons, it is the intent of the Developer for the construction will be phased. It is expected that there will be four phases of construction. The intent would be that every phase would have appropriate access and servicing to accommodate that phase.

The first phase would include the full SWM facility, the Pumping Station, The water Supply and Treatment system, and the wastewater treatment and disposal system. It is expected that the roads and underground servicing would be completed first. The construction of the water and wastewater treatment plants, the water supply, the effluent outlet, and the pumping station would be completed in parallel to the house construction such that occupancy of the homes would only occur after the completion of the treatment and supply infrastructure. Details of phasing will be provided at a future date.

8.0 Erosion and Sediment Control

The erosion and sediment control plan for the Site will be developed in accordance with the Township of Centre Wellington and Grand River Conservation Authority (GRCA) guidelines. The plan will be completed at the detailed design stage, prior to the undertaking of any grading activity on Site.

Erosion and sediment control will be implemented for all construction activities including topsoil stripping, foundation excavation, and stockpiling of material. The following erosion and sediment control measures will be implemented.

- A temporary sediment control fence will be placed around the perimeter of all areas to be disturbed prior to grading. Double row fencing may be appropriate adjacent to sensitive natural areas.
- Appropriately designed sediment control ponds will be provided.
- Catchbasin sediment traps will be provided on existing catchbasins being possible being affected by the construction as well as new installed catchbasins within the new development Site.
- Check dams, etc., for erosion / velocity control will be provided.
- Gravel mud mats will be provided at all construction access points to minimize off-site tracking of sediment.

All temporary erosion and sediment control measures will be routinely inspected and repaired if required during construction. Temporary controls will not be removed until the areas they serve have been restored and stabilized.

All reasonable measures will be taken to ensure that sediment loading is minimized both during and following construction. Additional details will be provided as part of the detailed design.

9.0 Conclusions and Recommendations

The report addressed the requirements for submission of a Functional Servicing Report to accompany the Draft Plan Application for the Fergus Golf Course Subdivision Redevelopment. This Functional Servicing Report demonstrates that the proposed development site can be developed and serviced as seen in the Conceptual Underground Servicing Plan Drawing (CUSP).



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Figures

Figure 1: Site Location

Figure 2: Existing Conditions Plan

Figure 3: Proposed Draft Plan

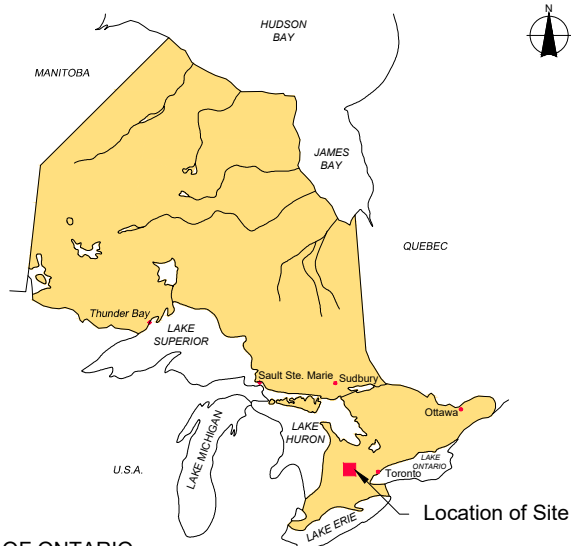
Figure 4: Pre-Development Stormwater Drainage Area Plan

Figure 5: Post-Development Stormwater Drainage Area Plan

Figure 6: Sanitary Drainage Area Plan

Figure 7.1: Typical Cross-Section of Proposed Street - 18 m Width

Figure 7.2: Typical Cross-Section of Proposed Street - 20 m Width



KEY MAP OF ONTARIO



Client

FERGUS DEVELOPMENT INC.

Figure Title

FERGUS GOLF COURSE REDEVELOPMENT

SITE LOCATION PLAN

Drawn

Z.J.

Checked

M.B.

Date

JUNE 2026

Figure No.

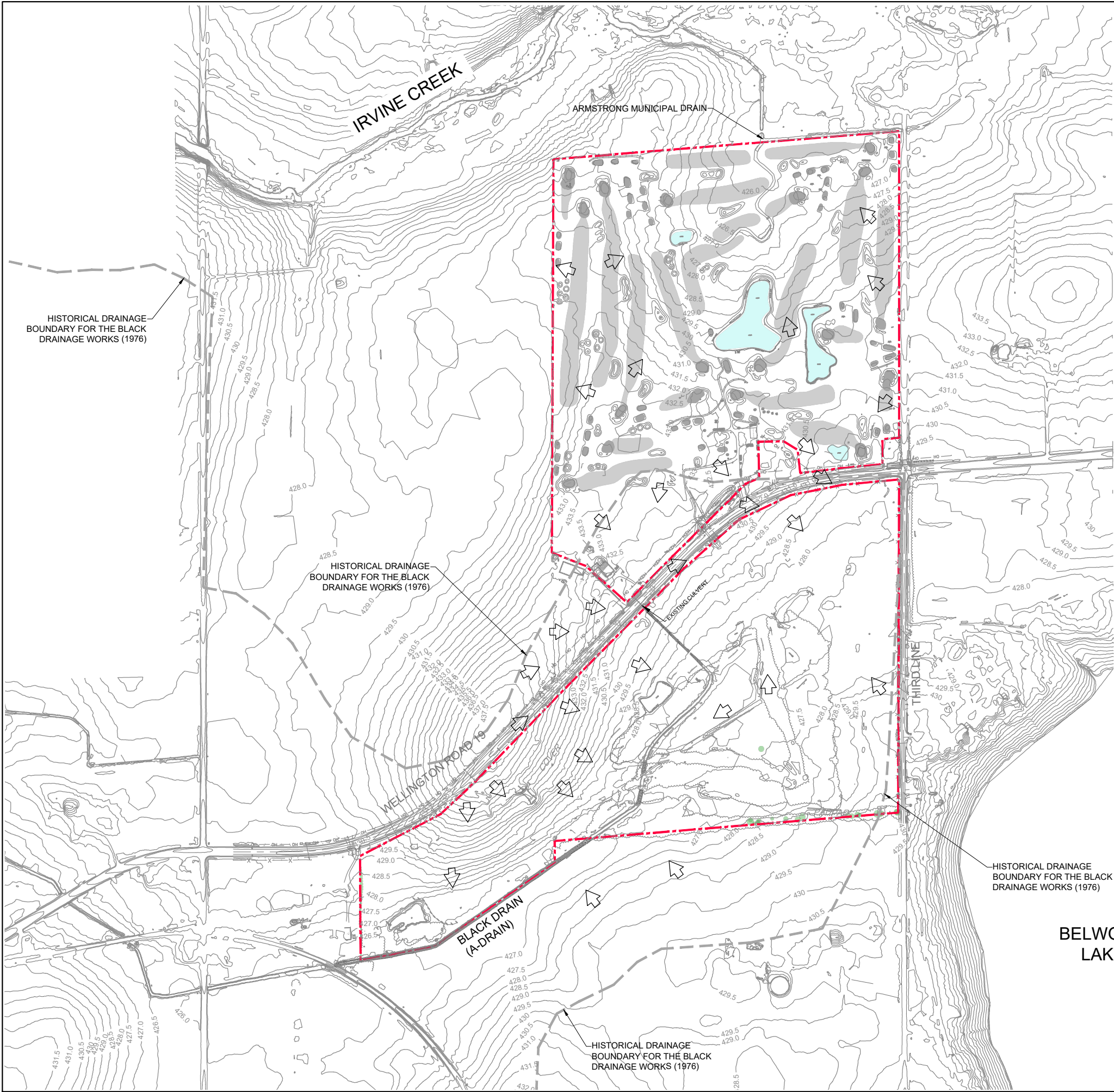
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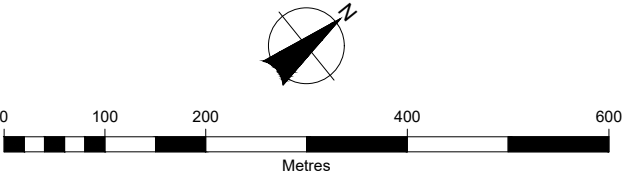
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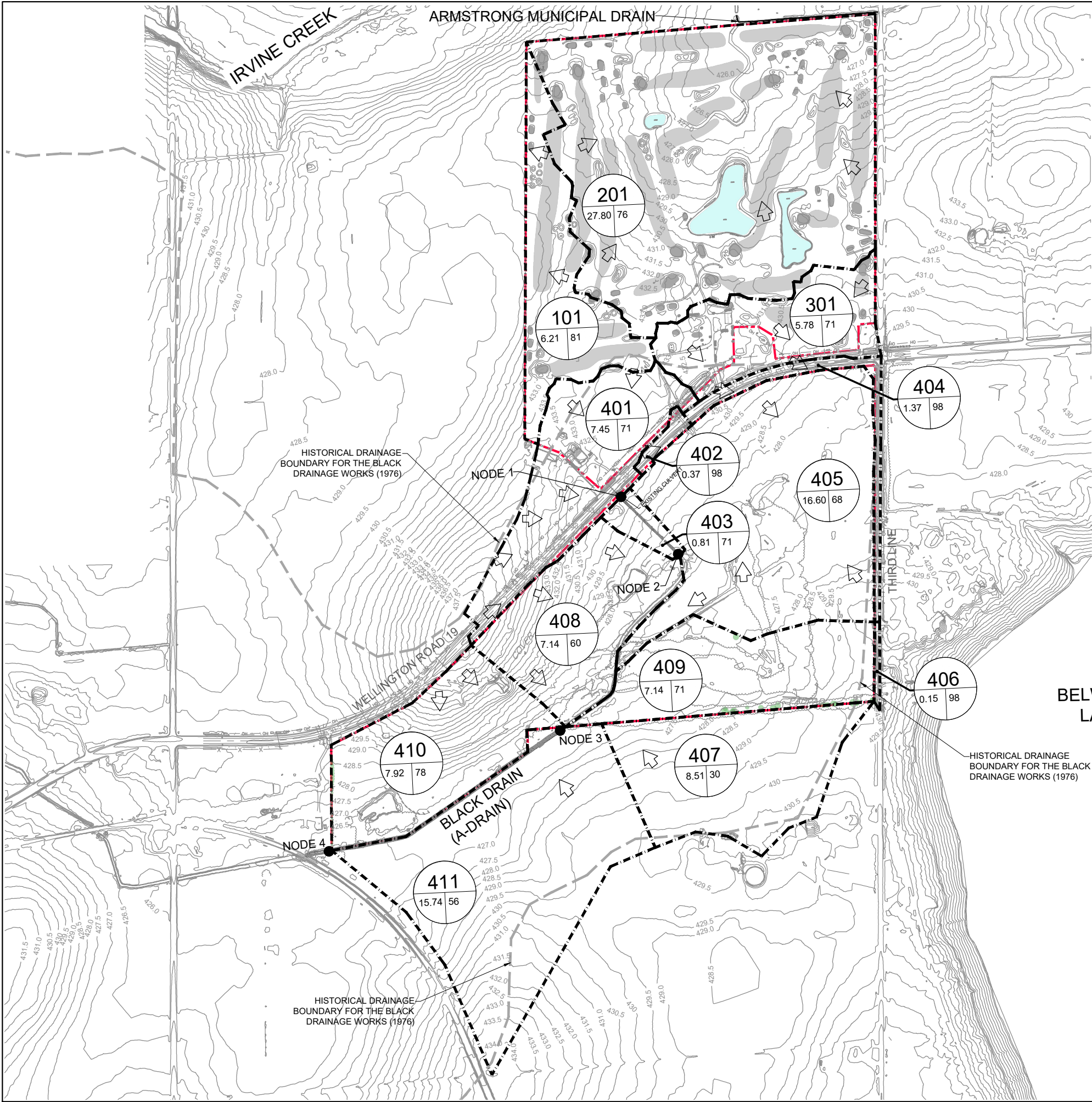


LEGEND

- PROPERTY LINE
- EXISTING OVERLAND FLOW DRAINAGE

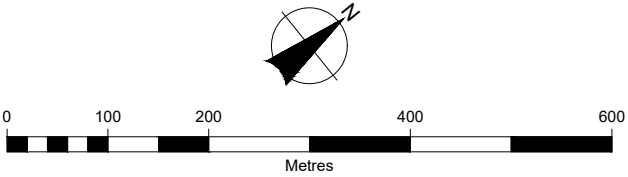


 BURNSIDE			
Client			
FERGUS DEVELOPMENT INC.			
Figure Title			
FERGUS GOLF COURSE REDEVELOPMENT			
EXISTING CONDITIONS PLAN			
Drawn	Checked	Date	Figure No.
K.T.	M.B.	JUNE 2026	
Scale	Project No.		
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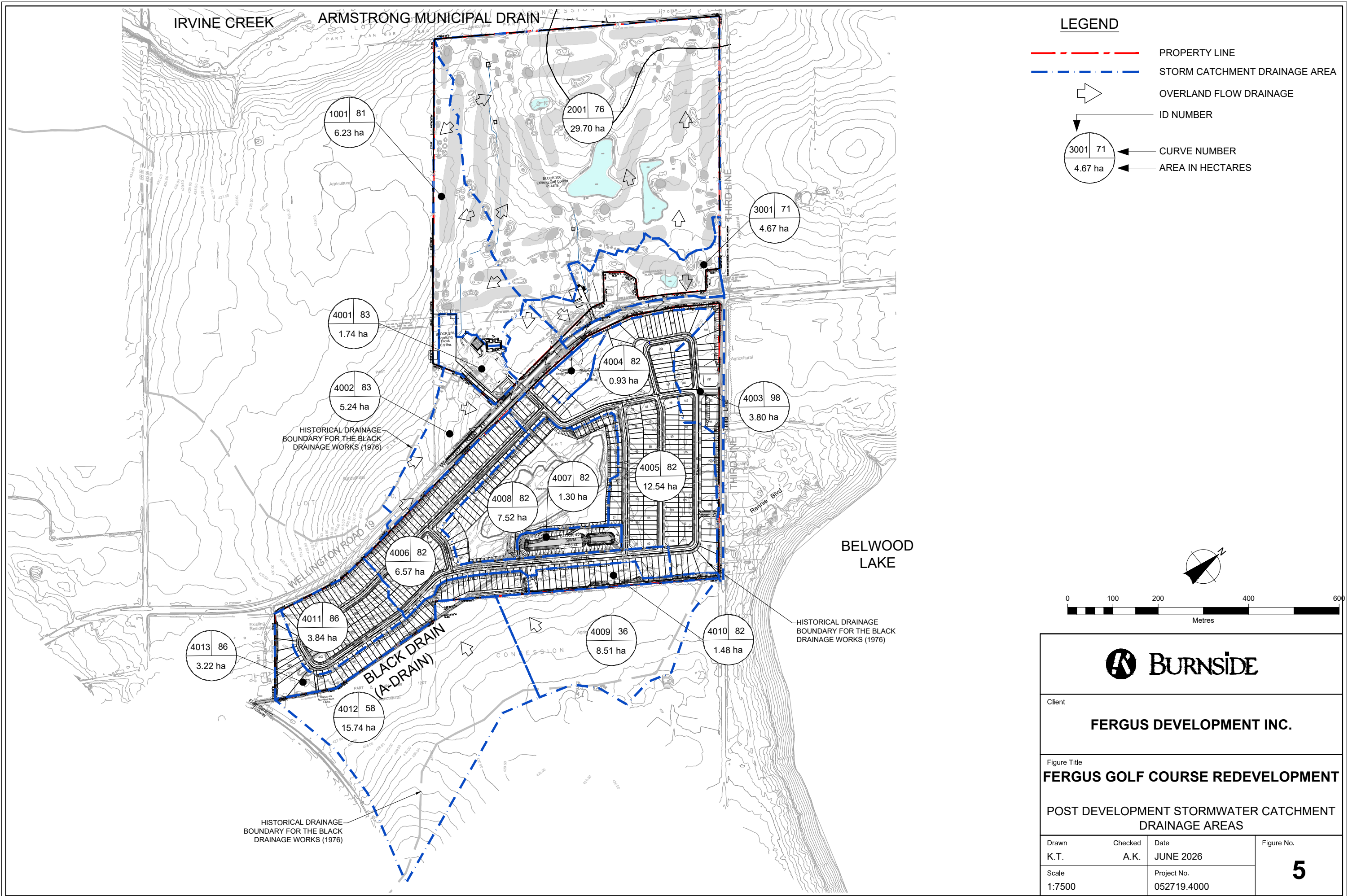


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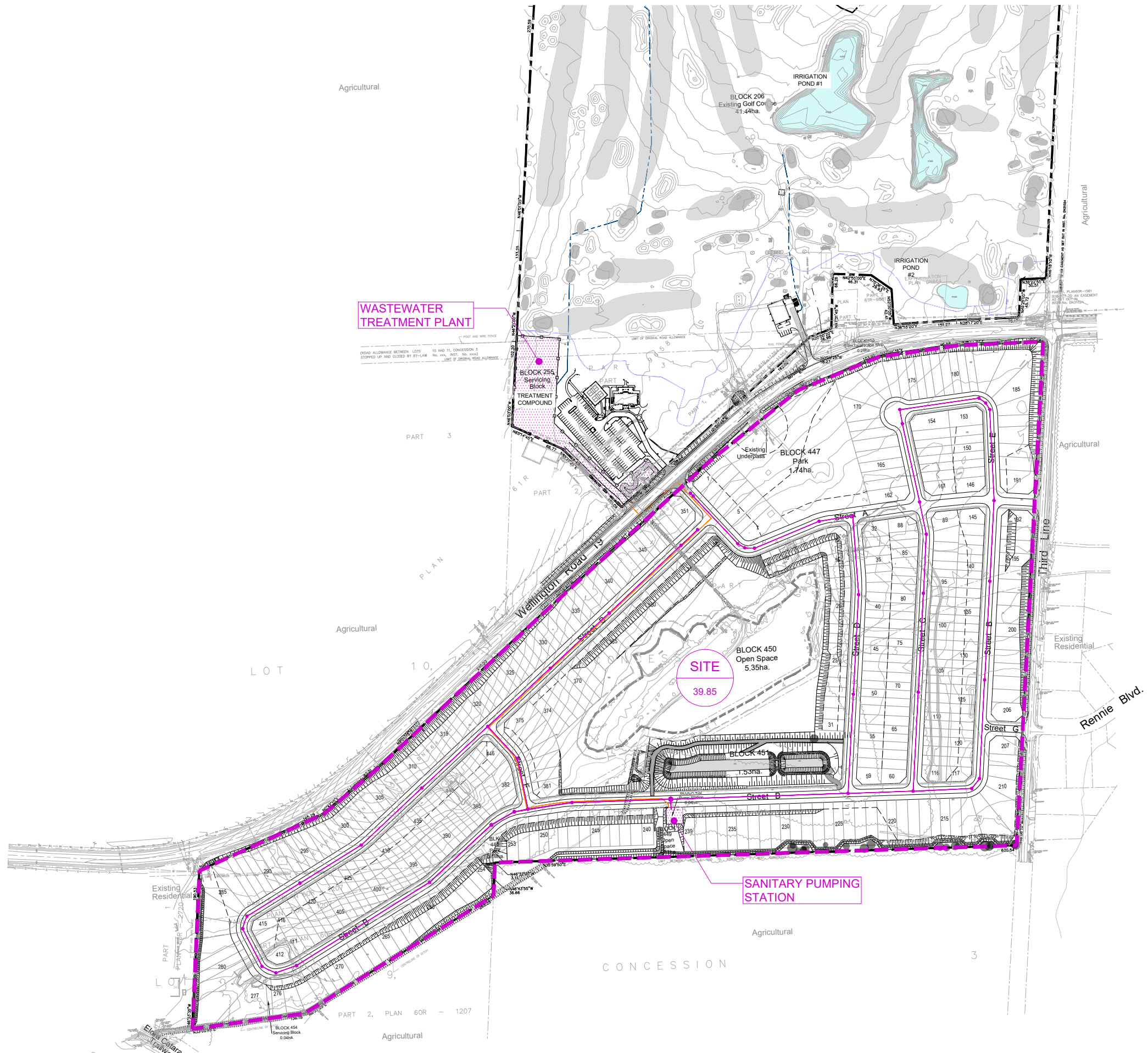
- PROPERTY LINE
- STORM CATCHMENT DRAINAGE AREA
- EXISTING OVERLAND FLOW DRAINAGE
- ID NUMBER
- CURVE NUMBER
- AREA IN HECTARES



 BURNSIDE			
Client			
FERGUS DEVELOPMENT INC.			
Figure Title			
FERGUS GOLF COURSE REDEVELOPMENT			
EXISTING CONDITIONS STORMWATER CATCHMENT DRAINAGE AREAS			
Drawn	Checked	Date	Figure No.
K.T.	A.K.	JUNE 2026	
Scale	Project No.		
1:7500	052719.4000		4



Client			
FERGUS DEVELOPMENT INC.			
Figure Title			
FERGUS GOLF COURSE REDEVELOPMENT			
POST DEVELOPMENT STORMWATER CATCHMENT DRAINAGE AREAS			
Drawn	Checked	Date	Figure No.
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Scale	Project No.		
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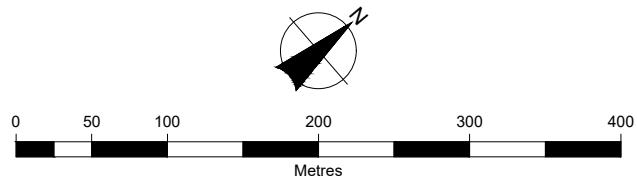


LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOCAL SANITARY SEWER
- SANITARY DRAINAGE BOUNDARY
- PROPOSED SANITARY FORCEMAIN

DRAINAGE AREA

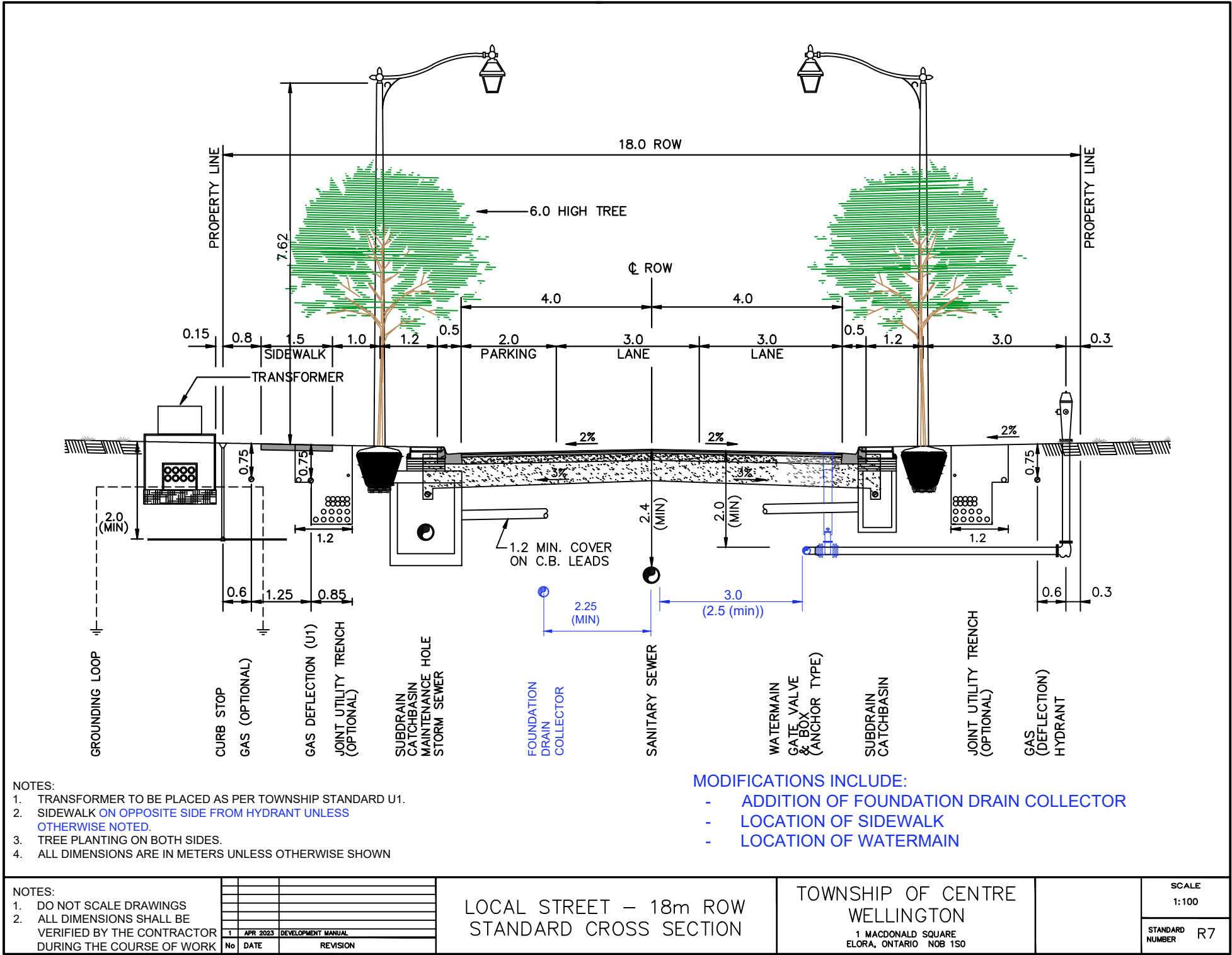
- SITE
- 39.85
- CATCHMENT NAME
- AREA (Ha)



Client
FERGUS DEVELOPMENT INC.

Figure Title
FERGUS GOLF COURSE REDEVELOPMENT
SANITARY SERVICING DRAINAGE AREA PLAN

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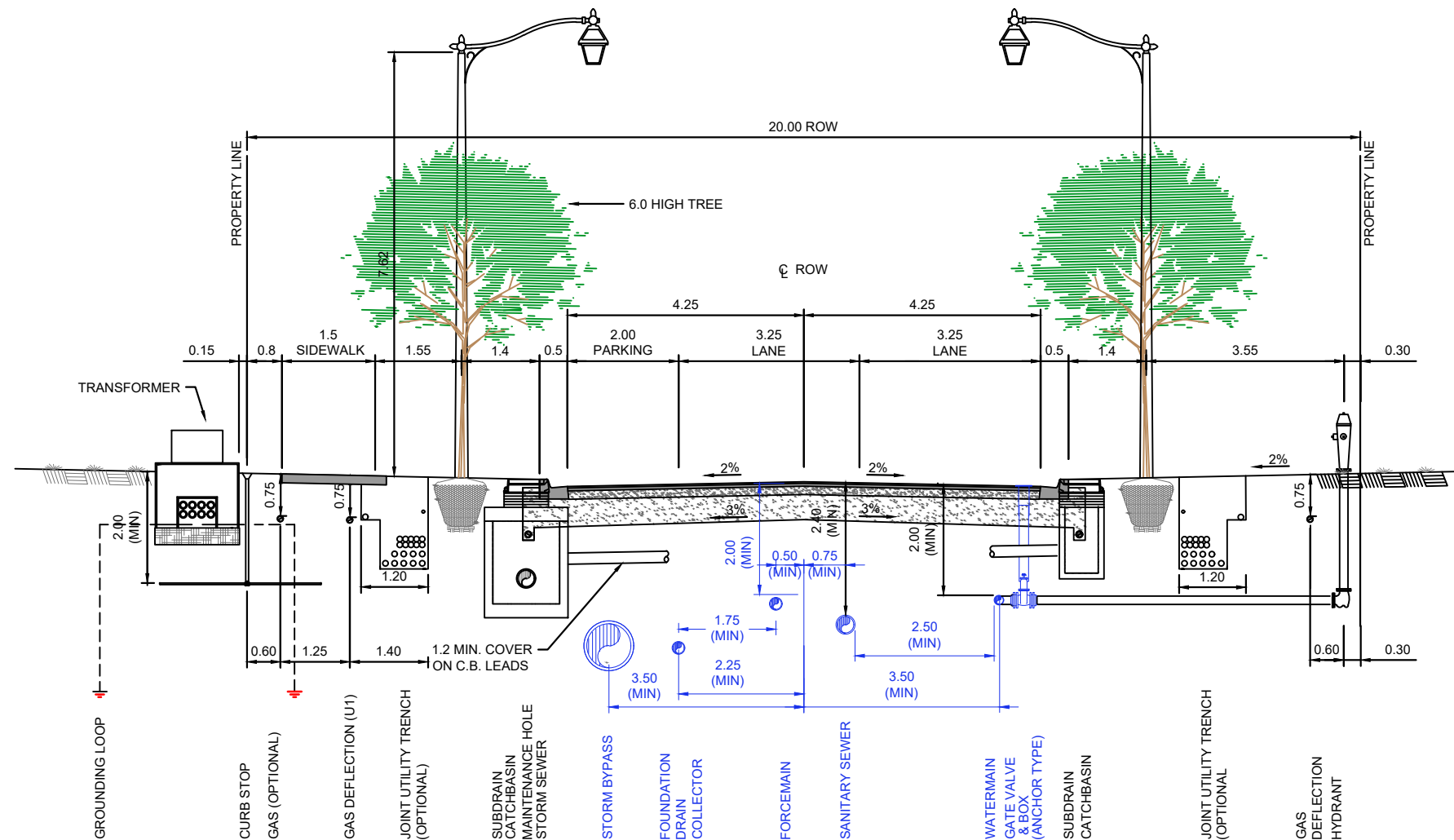
FERGUS DEVELOPMENT INC.

Figure Title

FERGUS GOLF COURSE REDEVELOPMENT

TYPICAL CROSS SECTION OF PROPOSED
18.0m RIGHT OF WAY

Drawn	Checked	Date	Figure No.
C.M.	M.B.	JUNE 2026	
Scale	Project No.		
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- NOTES:
1. TRANSFORMER TO BE PLACED AS PER TOWNSHIP STANDARD U1.
 2. SIDEWALK ON OPPOSITE SIDE FROM HYDRANT UNLESS OTHERWISE NOTED.
 3. TREE PLANTING ON BOTH SIDES.
 4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

- MODIFICATIONS INCLUDE:
- ADDITION OF STORM BYPASS, FOUNDATION DRAIN COLLECTOR, AND SANITARY FORCEMAIN
 - LOCATION OF SIDEWALK
 - LOCATION OF SANITARY AND WATERMAIN

- NOTES:
1. DO NOT SCALE DRAWINGS
 2. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR DURING THE COURSE OF WORK

No	DATE	REVISION
1	APR 2023	DEVELOPMENT MANUAL

MINOR COLLECTOR - 20m ROW STANDARD CROSS SECTION

TOWNSHIP OF CENTRE WELLINGTON

1 MACDONALD SQUARE
ELORA, ONTARIO N0B 1S0

SCALE
N.T.S.

STANDARD
NUMBER R1



Client

FERGUS DEVELOPMENT INC.

Figure Title

FERGUS GOLF COURSE REDEVELOPMENT

TYPICAL CROSS SECTION OF PROPOSED
20.0m RIGHT OF WAY

Drawn C.M.	Checked M.B.	Date JUNE 2026
Scale 1:100	Project No. 052719.4000	

Figure No.

7.2

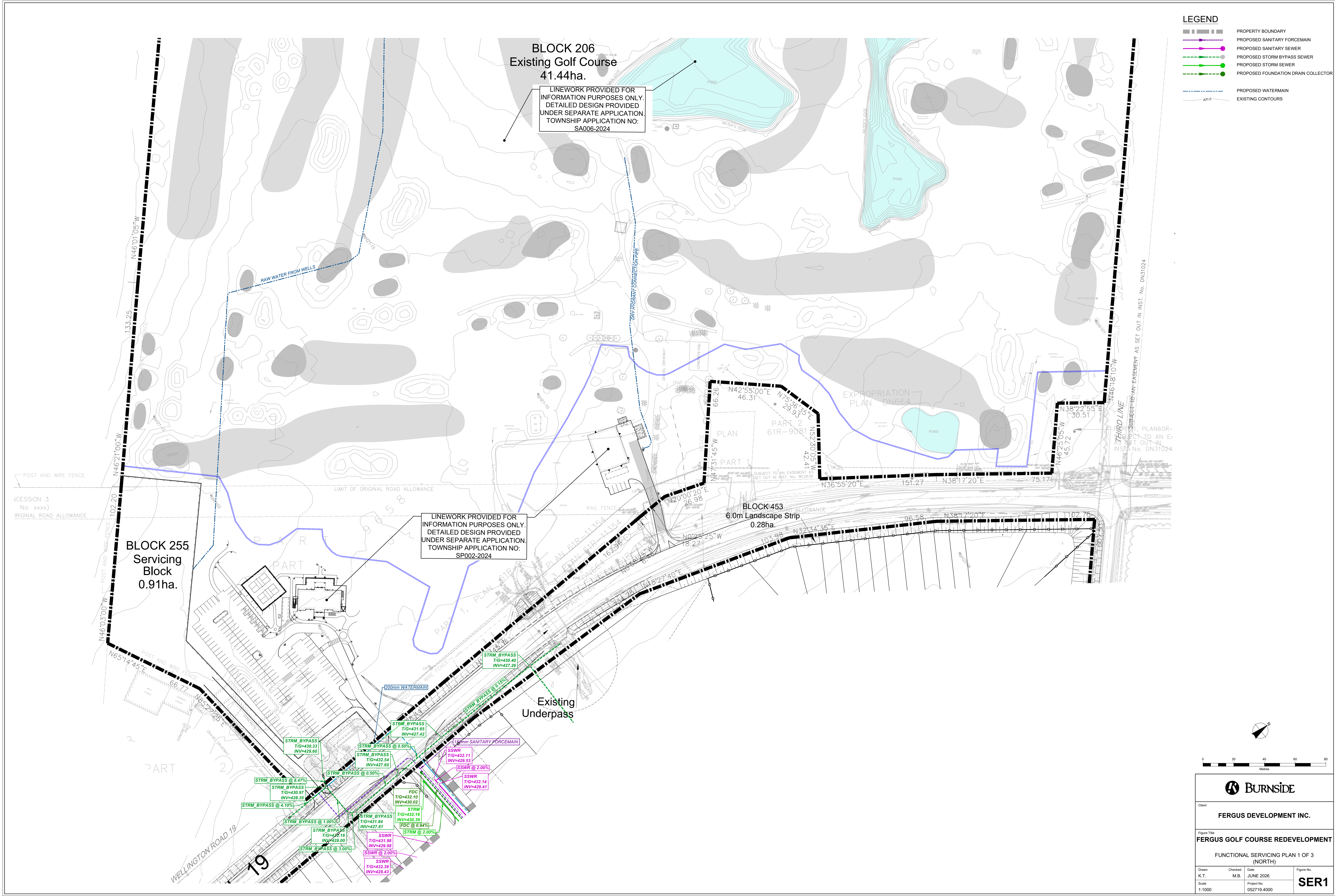


BURNSIDE

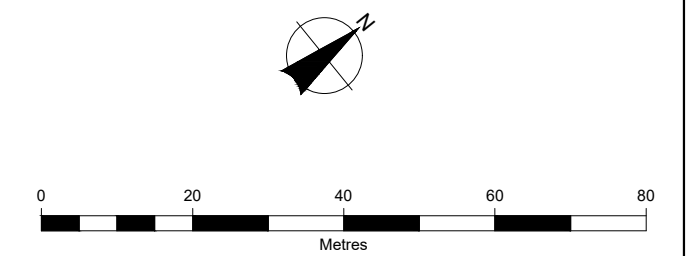
[THE DIFFERENCE IS OUR PEOPLE]

Drawings

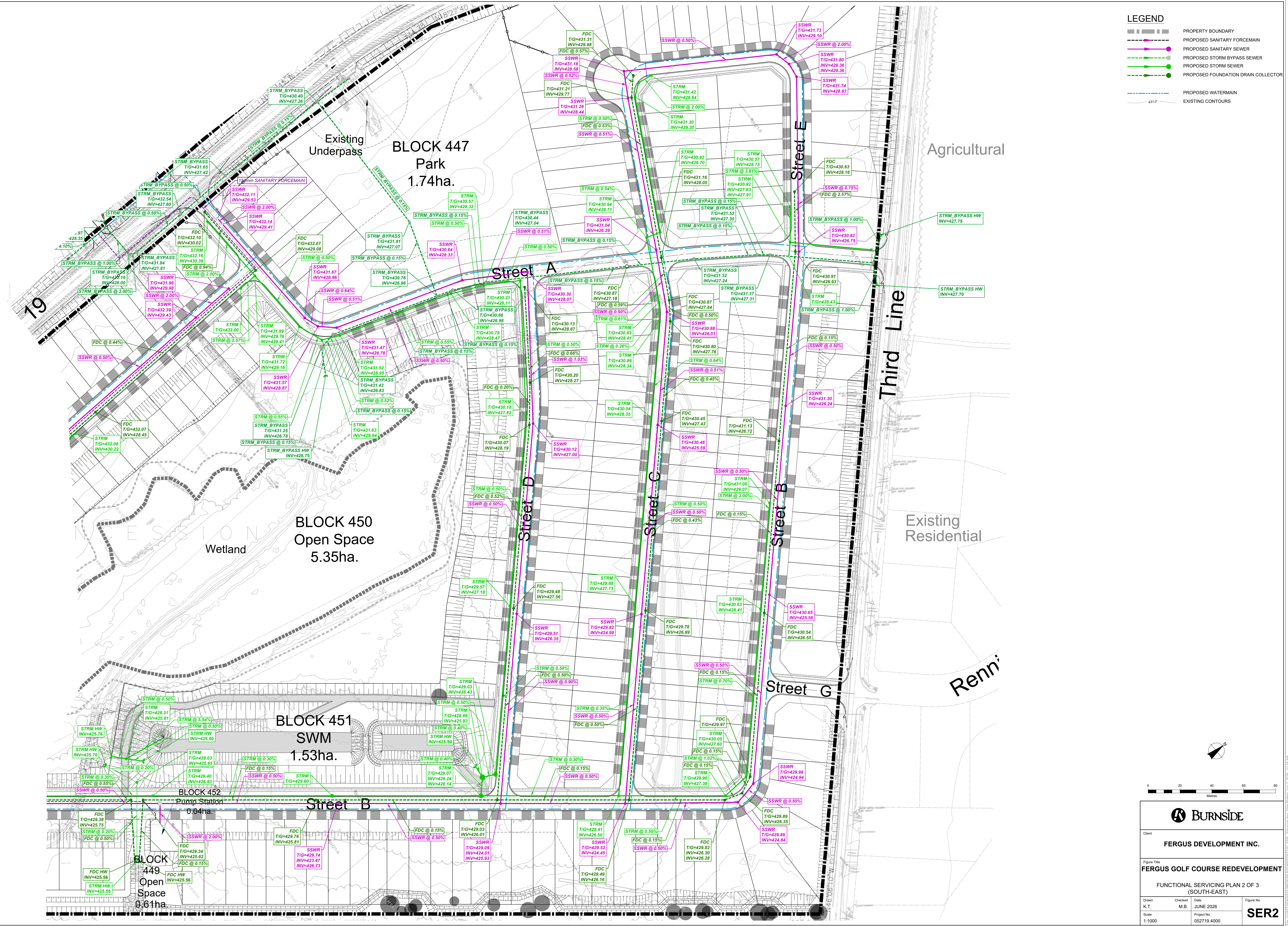
SER1: Functional Servicing Plan – North
SER2: Functional Servicing Plan – Southeast
SER3: Functional Servicing Plan – Southwest
GRD1: Function Grading Plan – North
GRD2: Function Grading Plan – Southeast
GRD3: Function Grading Plan – Southwest
WR19: Wellington Road 19 Road Widening



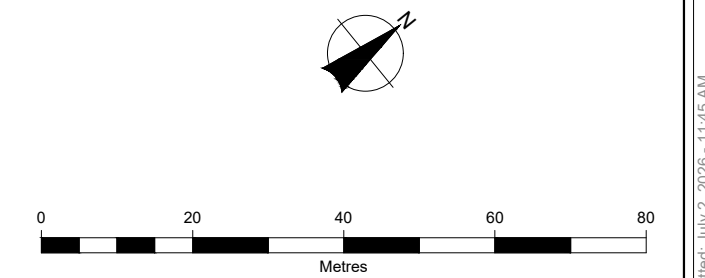
- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED SANITARY FORCEMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM BYPASS SEWER
 - PROPOSED STORM SEWER
 - PROPOSED FOUNDATION DRAIN COLLECTOR
 - PROPOSED WATERMAIN
 - EXISTING CONTOURS



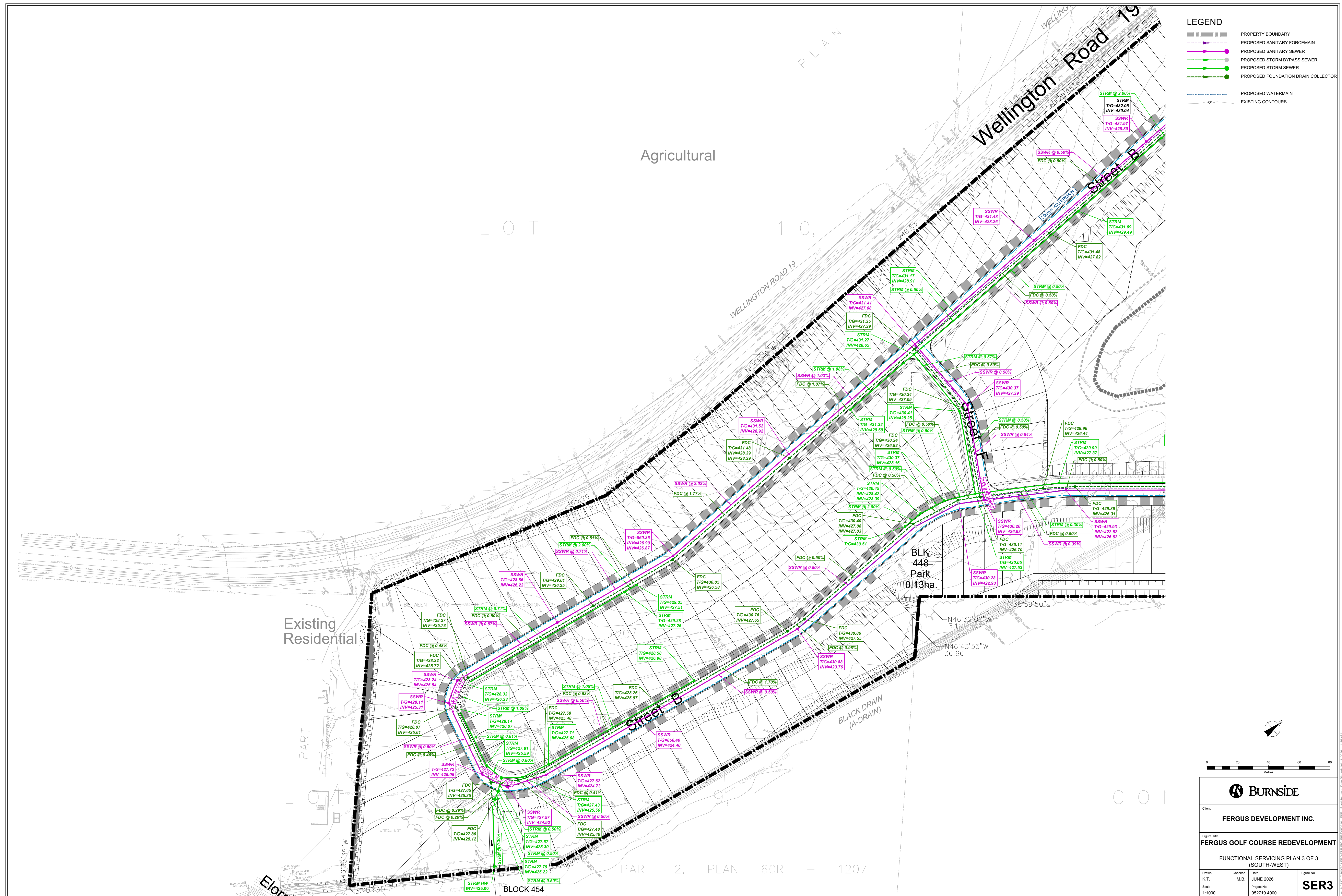
Client			
FERGUS DEVELOPMENT INC.			
Figure Title			
FERGUS GOLF COURSE REDEVELOPMENT			
FUNCTIONAL SERVICING PLAN 1 OF 3 (NORTH)			
Drawn	Checked	Date	Figure No.
K.T.	M.B.	JUNE 2026	SER1
Scale	Project No.		
1:1000	052719.4000		



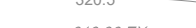
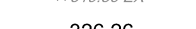
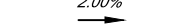
- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED SANITARY FORCE MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM BYPASS SEWER
 - PROPOSED STORM SEWER
 - PROPOSED FOUNDATION DRAIN COLLECTOR
 - PROPOSED WATERMAIN
 - EXISTING CONTOURS

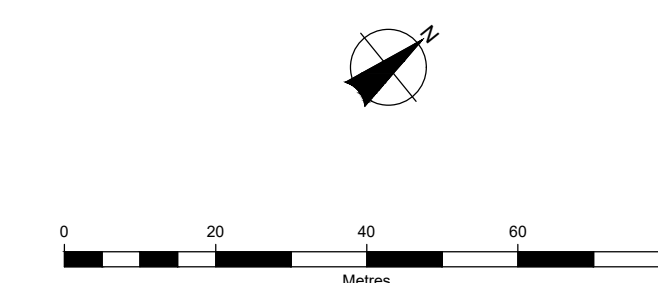


Client			
FERGUS DEVELOPMENT INC.			
Figure Title			
FERGUS GOLF COURSE REDEVELOPMENT			
FUNCTIONAL SERVICING PLAN 2 OF 3 (SOUTH-EAST)			
Drawn	Checked	Date	Figure No.
K.T.	M.B.	JUNE 2026	SER2
Scale	Project No.		
1:1000	052719.4000		





LEGEND:	
	PROPERTY BOUNDARY EASEMENT
	EXISTING CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED SLOPE
	PROPOSED OVERLAND FLOW DIRECTION
	MAX. 3:1 SIDE SLOPES
	PROPOSED RETAINING WALL
	PROPOSED NOISE WALL (BY OTHERS)
	PROPOSED SWALE
	POTENTIAL LOT FOR INFILTRATION STRUCTURE
	
	
	
	
	
	
	



 BURNSIDE			
Client			
FERGUS DEVELOPMENT INC.			
Figure Title FERGUS GOLF COURSE REDEVELOPMENT			
FUNCTIONAL GRADING PLAN 3 OF 3 (SOUTH-WEST)			
Drawn K.T. Scale 1:1000	Checked E.T.	Date JUNE 2026 Project No. 052719_4000	Figure No. GRD3

