

# DRAFT PLAN OF SUBDIVISION

**Legal Description**  
PART OF LOT 11 CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF PUSLINC)  
NOW IN THE CITY OF GUELPH  
COUNTY OF WELLINGTON

**Owner's Certificate**  
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: \_\_\_\_\_ OWNER

**Surveyor's Certificate**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: \_\_\_\_\_ O.L.S.

**Key Plan**

City of Guelph  
Subject Lands  
SCALE: NTS

**Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended**

- |                                   |               |             |
|-----------------------------------|---------------|-------------|
| A. AS SHOWN                       | B. AS SHOWN   | C. AS SHOWN |
| D. RESIDENTIAL, PARK, OPEN SPACE, |               |             |
| E. AS SHOWN                       | F. AS SHOWN   | G. AS SHOWN |
| H. MUNICIPAL WATER SUPPLY         | I. SANDY LOAM | J. AS SHOWN |
| K. ALL SERVICES AS REQUIRED       | L. AS SHOWN   |             |

**Area Schedule**

Description	Blocks	Units	Area (ha)
Low Density Residential	1-24	24	0.785
Multiple Residential	25	11-48	0.965
Open Space	26,27		0.165
Natural Heritage System	28		1.479
<b>Total</b>	<b>28</b>	<b>35-72</b>	<b>3.393</b>

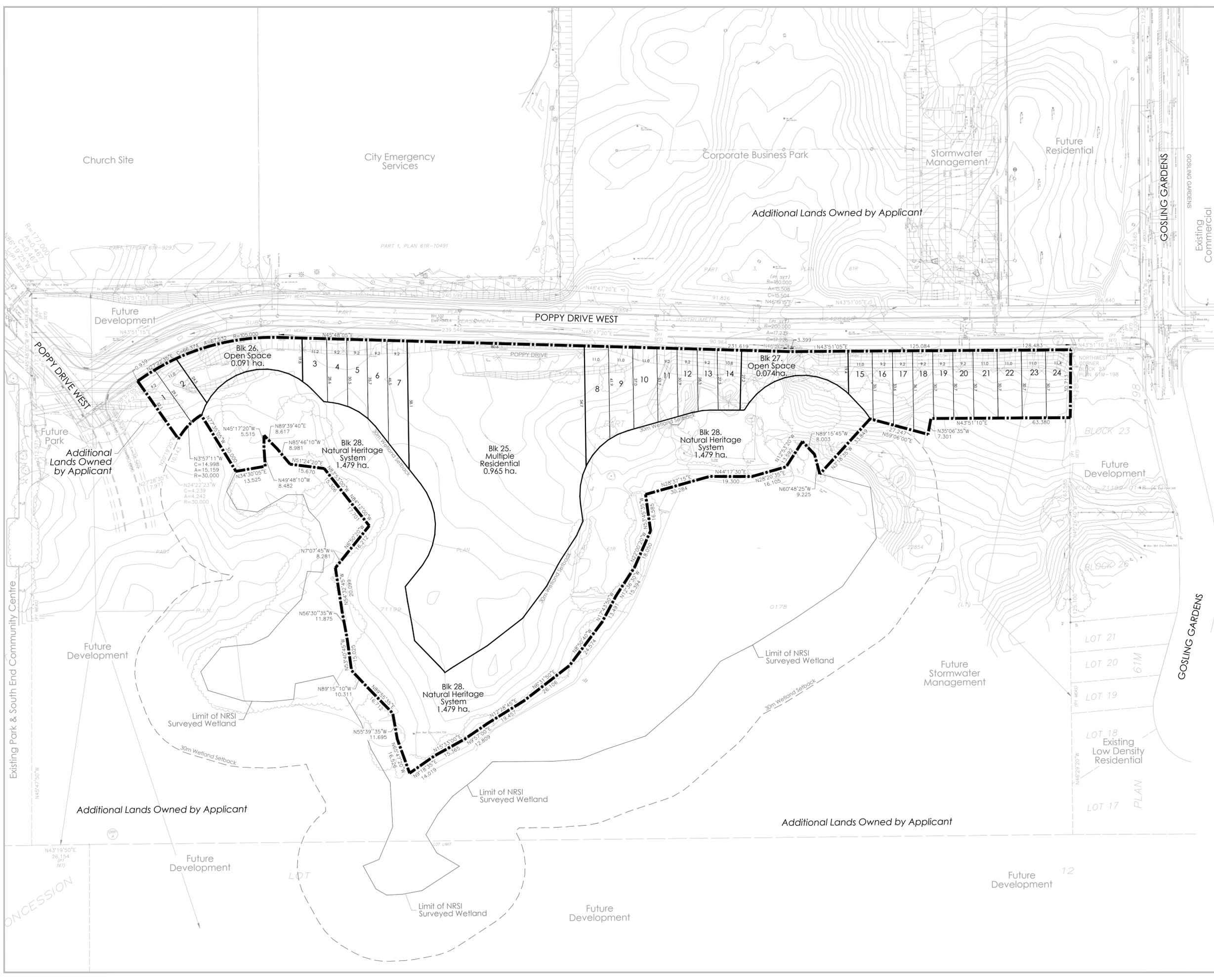
Revision No.	Date	Issued / Revision	By
3.	June 16, 2025	Issued for formal submission;	DS
2.	May 20, 2025	For Client Review;	DS
1.	May 12, 2025	For Client Review;	GC

- Notes**
- All dimensions are in meters unless otherwise shown.
  - Topographical survey base & property boundary information provided by MTE Consultants Inc.
  - Existing wetlands & 30m buffer area provided by Natural Resource Solutions Inc.
  - Adjacent property mapping is approximate for information purposes only.
  - Contains information provided by the City of Guelph under an Open Government License.
  - Contains information licensed under the Open Government License - Ontario.

Stamp	Date
	June 16, 2025
File No.	06131AD
Plan Scale	1:750 (Arch D)
Drawn By	GC/DS
Checked By	A.S.

**Project**  
**South Poppy Lands**  
132 Clair Road West, City of Guelph  
Mattamy (TruVilla) Limited  
6696 Fintancy Drive, Mississauga, ON

File Name	Dwg No.
DRAFT PLAN	1 of 1



CONCESSION

Existing Park & South End Community Centre

Church Site

City Emergency Services

Corporate Business Park

Stormwater Management

Future Residential

Additional Lands Owned by Applicant

POPPY DRIVE WEST

GOSLING GARDENS  
Existing Commercial

Future Development

Blk 26  
Open Space  
0.091 ha.

Blk 27  
Open Space  
0.074 ha.

Blk 28  
Natural Heritage System  
1.479 ha.

Blk 25  
Multiple Residential  
0.965 ha.

Blk 28  
Natural Heritage System  
1.479 ha.

BLOCK 23

Future Development

Future Park  
Additional Lands Owned by Applicant

Future Development

Limit of NRSI Surveyed Wetland

Limit of NRSI Surveyed Wetland

Future Stormwater Management

GOSLING GARDENS

LOT 21

LOT 20

LOT 19

LOT 18  
Existing Low Density Residential

LOT 17

Additional Lands Owned by Applicant

Additional Lands Owned by Applicant

Future Development

Future Development

Limit of NRSI Surveyed Wetland

Future Development

