

DRAFT PLAN OF SUBDIVISION

Legal Description

PART OF BROKEN FRONT LOTS 10, 11 & 12
CONCESSION 1, DIVISION 'G'
GEOGRAPHIC TOWNSHIP OF GUELPH
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.

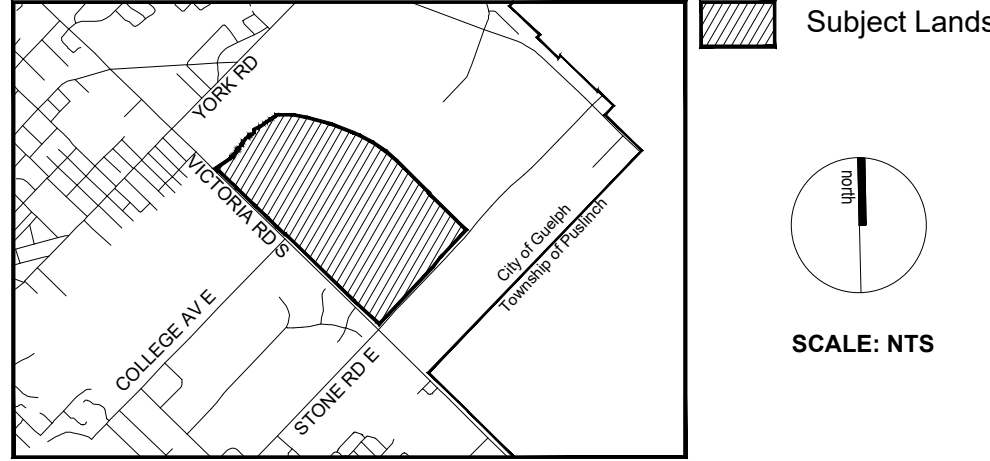
DATE: _____ OWNER: _____

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: _____ J. ANDREW SMITH
ONTARIO LAND SURVEYOR

Key Plan



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. AS SHOWN E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL WATER SUPPLY I. TBD
J. AS SHOWN K. ALL SERVICES AS REQUIRED L. AS SHOWN

Area Schedule

Description	Block	Area (ha)	Units
Low Density Residential	1-34	17.724	457
Multiple Residential	35-44	19.792	1,003
Mixed Use	45-50	13.334	3,084
School/Mixed Use	51	2.072	
Employment	52-55	7.367	
Stormwater Management	56-58	6.701	
Significant Natural Area & Natural Areas	59	22.626	
Park	60-65	7.729	
Open Space	66-69	3.567	
Walkway	70-74	0.099	
Roads		15.585	
TOTAL	74	116.596	4,544

1.	Nov. 11, 2025	Preliminary Draft Plan	SP
No.	Date	Issued / Revision	By

Notes

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
- SURVEY INFORMATION PROVIDED BY CALLON DIETZ LAND SURVEYING ONTARIO, NOV. 2016.
- TOPOGRAPHIC INFORMATION PROVIDED BY MTE.
- WETLAND, DRIPLINE, AND BUFFERS PROVIDED BY NRSI INC. OCT. 2022.
- CONTAINS INFORMATION MADE AVAILABLE UNDER GRAND RIVER CONSERVATION.
- AUTHORITY'S OPEN DATA LICENCE V1.0.
- CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - CITY OF GUELPH.
- COLLECTOR SIGHT LINE TRIANGLE 9m. LOCAL STREET CORNER RADIUS 8m.



Approval Stamp	Date December 10, 2025
File No.	1405G
Plan Scale	1:2,500 (Arch D)
Drawn By	SP/JB
Checked By	DA

Project Guelph Innovation District Block 1 & 2 Fusion Homes Guelph, Ontario	
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File Name Draft Plan of Subdivision	Dwg No. 1 of 1
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K:1405G - GID Block 1 and 2/DPIDP_10Dec2025.dwg

