

PROPOSED BLOCK PLAN

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



- Legend
- Subject Lands - 116.596 ha
 - Floodplain (GRCA)
 - Exsiting Trail
 - Future Trail Connection
 - Node

- Land Uses
- Low Density Residential (17.724 ha) (457 units)
 - Medium Density Residential (19.792 ha) (1,003 units)
 - Mixed Use (15.406 ha) (3,084 units)
 - Employment 1 (5.009 ha)
 - Employment 2 (2.358 ha)
 - Stormwater Management* (6.701 ha)
 - Parks (7.729 ha)
 - Open Space (1.331 ha)
 - Significant Natural Areas & Natural Areas (24.862 ha)

* Stormwater management block sizing, location and configuration have not been accepted by City Engineering staff and will be determined through the Draft Plan of Subdivision process.

No.	Date	Issued / Revision	By
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- 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
 - BING IMAGERY

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Approval Stamp	Date January 9, 2026
	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

File Name Proposed Block Plan	Dwg No. 1 of 1
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